



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (10/21/24)

REPORT TO: Voting Meeting (10/24/24)

ITEM NO: 549/2024

SUBJECT: **3613 White Sulphur Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | **Proposed Use: Agricultural market** | Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant**

Meetings:

Work Session Date: 10/21/24

Voting Meeting Date: 10/24/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative received August 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The frontage strip landscape design shall utilize the existing mature vegetation and may be supplemented with additional landscaping to conform with Gateway Corridors Overlay District standards. Final review of the landscape plans shall be subject to the approval of the Director of Planning and Zoning or their designee.
3. The existing mature landscaping shall be maintained within the 25-foot transitional buffers along the east and south property lines. The development and any site improvements shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. It shall be the developer's responsibility to determine if a land disturbance permit is required for any future site work.
4. Access to the property shall be from White Sulphur Road only. No access shall be permitted from Cornelia Highway (SR365). The developer shall be responsible for all costs associated with improvements necessary for access to the development.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
8. All exterior renovations shall be approved by the Planning Director

Purpose of Request:

3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulphur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | **Proposed Use: Agricultural market** | Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report

Application
Narrative
Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos