



Hall County Government
BOARD OF COMMISSIONERS

April 14, 2023

Southern Utility Group
Attn: Andrew Bell
1563 Calvary Church Road
Gainesville, GA 30507

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

RE: **Use Subject Application**

Dear Andrew Bell,

CHAIRMAN
Richard P. Higgins

Please be advised that in its Voting Meeting on April 13, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

1563 Calvary Church Road | Use Subject to County Commission approval | on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive | Zoned I-II; Tax Parcel 15031 000097 | Proposed use: ~~inert landfill~~ **dumpsite for recoverable materials | Commission District 4 | Southern Utility Group, applicant.**

COUNTY ADMINISTRATOR
Zachary T. Propes

Conditions:

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a business license from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.
5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners approval.
8. The access point to the pit area shall be closed and locked after hours.

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.
10. The business license associated with this use shall go before the Board of Commissioners approval on an annual basis for renewal. As part of this renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9.
11. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [§5.10.490], hearing on revocation of business license, of the Official Code of Hall County.
12. Erosion control measures and a double row of silt fence shall be installed and maintained.
13. The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.

"Pursuant to section 17.380.13 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Primetime Properties, LLC
1563 Calvary Church Road
Gainesville, GA 30507