

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Hall County

Request **Amend Conditions of Zoning**

Use Rural business

Size 5.74± acres

Zoning Agricultural Residential 1 (AR-1)

Location **6541 Henry Smith Road** | Tax Parcel 11023
000024

Commission District Three

Commission Date October 22, 2026

Staff Recommendation **Approval, with conditions**

Record Number(s) HZCU26-0038

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.
2. The applicant shall comply with requirements from the Hall County Fire Marshal.
3. All materials for said business must be stored inside, no materials shall be allowed to be stored outside.
4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to ensure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.

8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.
 9. No clients shall be allowed to pick up manufactured merchandise, only shipped.
 10. The site shall adhere to all Hall County Engineering and stormwater management requirements.
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Summary Analysis

The applicant, Hall County, is requesting approval of an amendment to conditions of zoning placed on a rural business, specifically a metal fabrication shop located at 6541 Henry Smith Road.

On February 23, 2023, the Hall County Board of Commissioners voted to deny the appeal of a Planning Commission decision to approve a rural business. As a result, the Planning Commission's approval on December 5, 2022, for a rural business stands with eleven (11) conditions as follows:

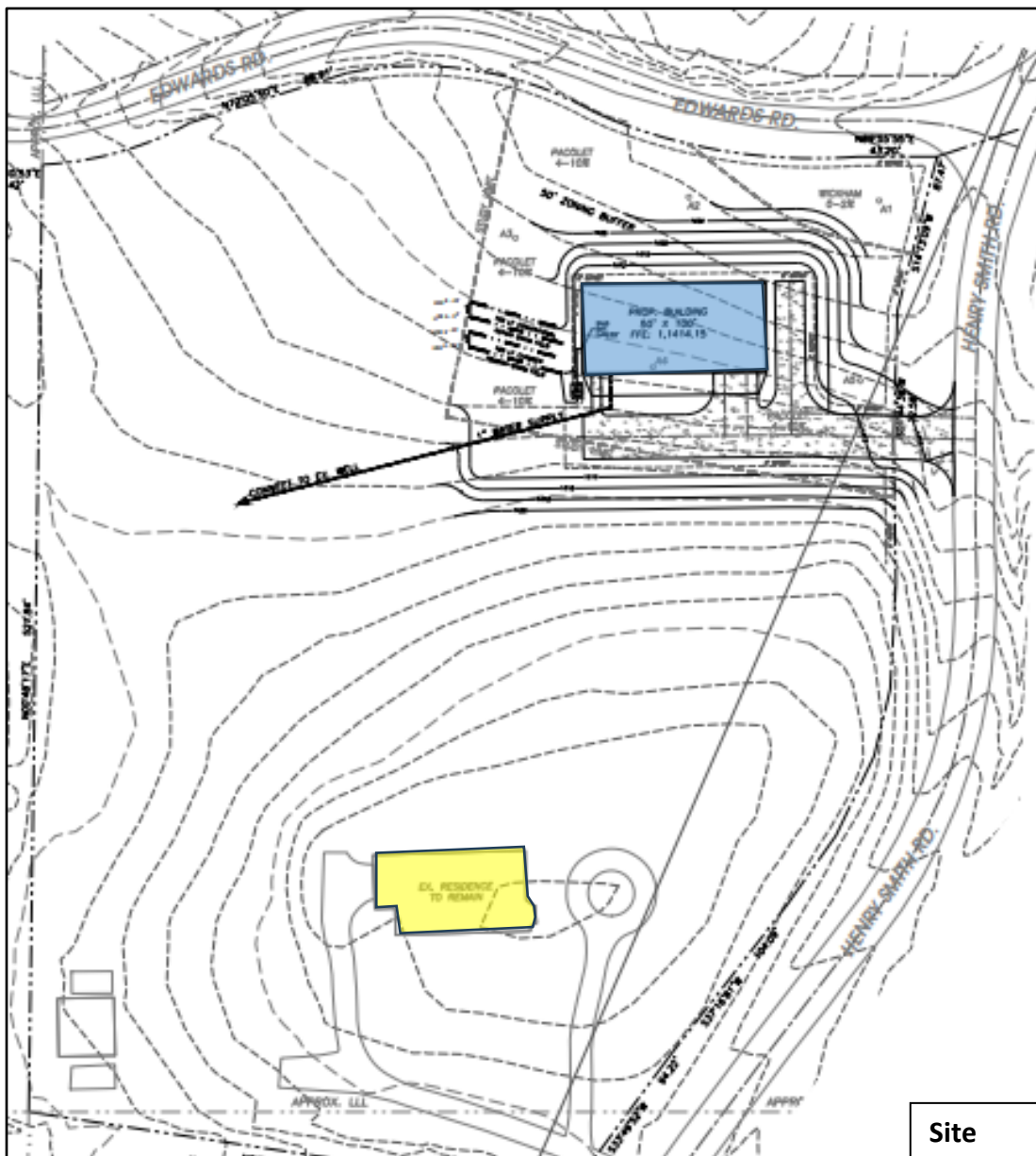
1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.
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4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to ensure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.
8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.
9. No clients shall be allowed to pick up manufactured merchandise, only shipped.
10. This conditional use is approved for two (2) years only, starting from the day a final certificate of occupancy from Hall County is received. In two (2) years the applicant shall come back to Hall County and apply for an additional conditional use to assure zoning compliance.
11. The site shall adhere to all Hall County Engineering and stormwater management requirements.

This request seeks to remove Condition #10 which limits approval for two years from date of issued certificate of occupancy and requires the applicant to reapply for a Conditional Use Permit to assure zoning compliance.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing zoning compliance.

The certificate of occupancy for the shop portion of the previously permitted agricultural structure (MIS2022-00243) was issued on May 5, 2025 (HCADD25-0021). The business owner, Tyler Crawford, has obtained a business license (HBUS-001843), effective June 1, 2025, and there have been no complaints received.

Below is the approved site plan, showing an existing residence (in yellow) and a 5,000 square foot accessory structure (in blue), a portion of which is used for the rural business.



Development Support and Constraints

Hall County Environmental Health

In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, “Environmental Health issued a septic permit (OSC7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.”

Georgia Department of Transportation

In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, “Off-system. No impacts expected to the State Highway System.”

Hall County Public Works and Utilities

In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

There are no traffic concerns with the request to amend the previously approved zoning condition.

Utilities:

This location is within Hall County sewer district, but sewer infrastructure is not nearby.

Hall County Fire Marshal

In a memorandum dated September 18, 2026, the Hall County Fire Marshal’s Office stated, “The Hall County Fire Marshal’s Office has no comment regarding the applicants’ request to have condition 10 removed.”

Hall County Building Inspections

In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.