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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: October 20, 2026

Subject: **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 264 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Dumpsite for recoverable materials/Inert landfill** | Commission District 4 | **Hall County, applicant**

Dear Mr. Chairman and District Commissioners,

The purpose of this Memorandum is to clarify staff's recommended conditions for this request to Amend Conditions. Specifically, rather than removing Condition 10, staff recommends **modifying** Condition 10 as follows:

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~~ the business license 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.

The proposed final conditions are as follows:

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.
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. As part of the business license 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.