



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 10, 2022

Subject: Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. Commission District 3.

The request before you is the Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) for the proposed use of a fabrication business. This item is located within Commission District 3.

At their December 20, 2021 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

1. *Development shall occur as described in the submitted concept plan and the use shall be limited to those described in the submitted narrative.*
2. *The portion of the property zoned PID shall be surrounded by a 50 foot undisturbed buffer along all exterior property lines.*
3. *The driveways for the proposed development shall meet Hall County Engineering commercial specifications regarding ingress and egress to the site.*
4. *Commercial traffic, deliveries and shipments to the workshop shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.*
5. *Production hours shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday.*
6. *Commercial traffic shall be allowed to only turn right out of property. Must make left turns back towards GA 52.*
7. *Proposed building must receive approval through the development review process and shall be subject to stormwater management requirements as determined by Hall County Engineering.*
8. *No business license shall be issued to another business, or for any other use without approval of the Board of Commissioners.*
9. *Upon the closure of the business, the applicant shall submit an application to rezone the 0.96 acres back to Agricultural-Residential-IV.*

10. *A 50 foot planted buffer shall be planted along Edwards Road, as well as the western property lines.*
11. *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."*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and seven (7) people who spoke in opposition during the public hearings on November 1, 2021 (tabled) and December 20, 2021.

There have been no changes to the request since the Planning Commission took action.