



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/24/22)

**REPORT TO:** Voting Meeting (01/27/22)

**ITEM NO:** 7/2022

**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.

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### Meetings:

**Work Session Date:** 01/24/22

**Voting Meeting Date:** 01/27/22

### Executive Summary:

**Presenter:** SY

**Recommendation:**

Approve, with conditions. 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."

**Purpose of Request:**

**History:**

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.

**Facts and Issues:**

**Options:**

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

**Approvals:**

Submit	Approve	Budget	Finance
JR	SY	EW	ZP
Attorney	Administration	Clerk	
VS	LJ	LR	

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Notice Sign