



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 10, 2022

Subject: Application of Reynolds-Hemmer Properties, LP for a Use Subject to County Commission approval on a 4.50± acre tract located on the east side of White Sulphur Road approximately 620 feet from its intersection with Cornelia Highway; a.k.a. 3639, 3651, & 3655 White Sulphur Road; Zoned AR-IV; Tax Parcel 15019 000002(pt.). Proposed Use: bring property into compliance. Commission District 3.

The request before you is application of Reynolds-Hemmer Properties, LP for a Use Subject to County Commission approval for the proposed use of being the property into compliance. 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. Prior to the issuance of any building permits, a recorded plat shall be required.*
- 2. 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."*
- 3. All conditions of zoning shall be made part of any plat created for the subdivision.*
- 4. The road front variance shall be 90' on tract two and 114' on tract three.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearing on December 20, 2021.

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