



AGENDA ITEM

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

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

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

ITEM NO: 11/2022

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.

Meetings:

Work Session Date: 01/24/22

Voting Meeting Date: 01/27/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions. 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.

Purpose of Request:

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.

History:

Facts and Issues:

Options:

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

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 Signs