



AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 225/2022

SUBJECT: Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions: 1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines. 2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations. 3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation. 4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056. 5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line. 6. The entrance shall be gated with security 7. Truck maintenance shall only be conducted between 7 am to 7 pm. 8. Only the truck parking shall be gravel. 9. The building shall be up to 30,000 square feet. 10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings. 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." 12. No overnight refrigeration trucks shall be running between 7 pm to 7 am.

Purpose of Request:

History:

Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

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
AD	SY	TS	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

Request to Table to June 9, 2022 Voting Meeting
 Board Memo
 Recommendation Report
 Application
 Narrative
 Site plan
 Maps
 Renderings
 Deed
 Legal description
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Notice Sign Photos