



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Randi Doveton, Director

Date: June 23, 2022

Subject: Application of Norris Development to rezone from Vacation Cottage (V-C) to Agricultural Residential-III (AR-III) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.

Application of Norris Development to rezone from Vacation Cottage (V-C) to Agricultural Residential-III (AR-III) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.

At their June 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following two (2) conditions:

1. *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.”
2. *All conditions of zoning shall be made part of any plats created for the property.*

There were twelve (12) written comments in opposition submitted in advance of the Planning Commission meeting and seven (7) people spoke in opposition and one (1) person spoke in favor during the public hearing on June 6, 2022.

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