



AGENDA ITEM

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

REPORT TO: Work Session (08/08/22)

REPORT TO: Voting Meeting (08/11/22)

ITEM NO: 401/2022

SUBJECT: Application of Jamie T. Crawford to rezone from Planned Commercial Farm District (PCFD) to Agricultural Residential-IV (AR-IV) on a 3.19± acre tract located on the south side of Henson Road approximately 358 feet from its intersection with Fields Road; a.k.a. 5727 & 5769 Henson Road; Zoned PCFD; Tax Parcel 12044 000016 & 12044 000001 (pt.). Proposed use: homestead. Commission District 3.

Meetings:

Work Session Date: 08/08/22

Voting Meeting Date: 08/11/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. A new plat shall be recorded prior to the issuance of any building permits. 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 appear on any plat recorded for this property.

Purpose of Request:

Application of Jamie T. Crawford to rezone from Planned Commercial Farm District (PCFD) to Agricultural Residential-IV (AR-IV) on a 3.19± acre tract located on the south side of Henson Road approximately 358 feet from its intersection with Fields Road; a.k.a. 5727 & 5769 Henson Road; Zoned PCFD; Tax Parcel 12044 000016 & 12044 000001 (pt.). Proposed use: homestead. 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
AD	RD	EW	WG
Attorney		Administration	Clerk
WLI		LJ	JR

Attachments:

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