



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: March 6, 2023

Subject: **4425 & 4465 Peckerwood Road | Rezone** | from Residential-I-Low-Density (R-I-L) & Agricultural-Residential-IV (AR-IV) to Agricultural-Residential-IV (AR-IV) on a 127.81± acre | **Proposed use: Single Family Dwelling with Caretaker Residences | Walter R. Hope/Total Construction, applicants.**

The request before you is the request of Walter R. Hope/Total Construction to rezone 127.81± acres. The purpose of the rezoning request is to have consistent zoning on the parcel instead having a split zoning. The intent is to construct a single family dwelling and barn on one portion and to seek a conditional use to allow caretaker residences on the portion currently zoned as R-I-L. The conditional use application will be heard by the Planning Commission at a later date. This item is located within Commission District 3.

At their February 20, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

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

Planning Commission Approval Conditions:

1. The property shall be developed in accordance with the standards of the Agricultural Residential IV (ARIV, [17.120](#)) zoning district and the requirements of [17.350.120](#), caretaker or employee residences. Unless further subdivided, the property shall be limited to one primary, site-built, single-family residence and permitted accessory uses, as found in [17.120.010](#), permitted uses. Prior to the development of any caretaker or employee residences, the applicant shall submit a request for conditional

use approval from the Planning Commission and demonstrate compliance with [17.350.120](#).

2. The use of the property is for private use only. Up to 4 adult horses may be boarded on the property by right. If at any point there are more than 4 adult horses kept for the purpose of training, boarding, sales or breeding or where instruction pertaining to the same is given for a fee the property shall seek conditional use approval from the Board of Commissioners to operate as an equestrian center, as required by [17.120.040](#). This condition shall not prohibit the applicant from having four or more horses for private use.
3. The applicant shall record an updated deed to reflect the combination of the properties with the correct plat reference (PB 882, Page 414) prior to a building permit being issued for a residential dwelling(s).
4. The applicant shall provide documents to the Planning Department that the Conservation Easement from the Hall County Tax Assessors (DB 9108, Pages 354-355 and DB 9108, Pages 356-357) is reconciled prior to a building permit being issued for a residential dwelling(s).
5. 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.”