



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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

**From:** Randi Doveton, Director of Planning & Development

**Date:** June 19, 2023

**Subject:** **4375 Peckerwood Road | Rezone** | from Residential-I-Low Density (R-I-L) to Agricultural Residential-III (AR-III) on a 5.21± acre tract | **Proposed use: permitted uses in AR-III | Carlos & Tara Gregory, applicants.**

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The request before you is the request of Carlos & Tara Gregory to rezone from Residential-I-Low Density (R-I-L) to Agricultural Residential-III (AR-III) to allow permitted uses in AR-III. This item is located within Commission District 3.

At their June 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with two (2) conditions (**3-0, Sosebee & Varner absent**).

There were **no public 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-III (AR-III, [17.110](#)) zoning district.
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.”