



AGENDA ITEM

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

REPORT TO: Work Session (07/10/23)

REPORT TO: Voting Meeting (07/13/23)

ITEM NO: 358/2023

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 located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | **Proposed use: permitted uses in AR-III** | Commission District 3 | **Carlos & Tara Gregory, applicants.**

Meetings:

Work Session Date: 07/10/23

Voting Meeting Date: 07/13/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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."

Purpose of Request:

4375 Peckerwood Road | Rezone | from Residential-I-Low Density (R-I-L) to Agricultural Residential-III (AR-III) on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | **Proposed use: permitted uses in AR-III** | Commission District 3 | **Carlos & Tara Gregory, applicants.**

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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

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