



# 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:** January 22, 2024

**Subject:** **3922 Green Drive | Rezone** | from Residential-I (R-I) to Agricultural-Residential-III (AR-III) | on a 8.83± acre tract | **Proposed Use: 3-lot subdivision | Larry Poole, applicant.**

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The request before you is the request of Larry Poole to Rezone from Residential-I (R-) to Agricultural Residential-III (AR-III) to allow a 3-lot subdivision. This item is located within Commission District 3.

At their January 2, 2024 meeting, the Hall County Planning Commission voted to recommend approval with six (6) conditions **(5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke during the public hearing.**

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

#### **Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated May 5, 2023 and as described in the project narrative dated October 24, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Agricultural Residential III (AR-III, 17.110) zoning district as detailed in 17.240, area and setback requirements.
3. The developer shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access off Green Drive.
4. 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.”

5. Pursuant to [2.60.060](#), all applications approved by the board, whether a request for variance from the terms of [Title 17](#), a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of [Title 17](#), shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.