



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**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:** Beth Garmon, Director of Planning & Zoning

**Date:** August 26, 2024

**Subject:** **5181 Dudley Hill Road | Rezone** | from Agricultural Residential III (AR-III) to Residential-I-Low-Density (R-I-L) | on a 47.61± acre tract | **Proposed Use: 20-lot single-family development** | **Blum & Campbell, LLC c/o Jody Campbell, applicant**

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The request before you is the request of Blum & Campbell, LLC c/o Jody Campbell to rezone from Agricultural Residential III (AR-III) to Residential-I-Low-Density (R-I-L) to allow a 20-lot single-family development. This item is located within Commission District 2.

At their August 5, 2024 meeting, the Hall County Planning Commission voted to recommend denial **(4-0, Varner absent)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the “Lake Area Residential” future land use classification within the Comprehensive Plan

There were **ten (10) comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.