



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (01/21/25)

**REPORT TO:** Voting Meeting (01/23/25)

**ITEM NO:** 1/2025

**SUBJECT:** **3042 Beards Road | Rezone** | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**

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#### Meetings:

**Work Session Date:** 01/21/25

**Voting Meeting Date:** 01/23/25

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approve, with conditions:

1. The property shall be developed in accordance with the site plan received October 18, 2024, and as described in the project narrative, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**3042 Beards Road | Rezone** | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

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