



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, 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: January 6, 2025

Subject: **4767 E Reed Road | Rezone** | from Agricultural Residential IV (AR-IV) to Residential I (R-1) | on a 4.07± acre tract | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision | Cameron Henderson, applicant**

The request before you is from Cameron Henderson to rezone property from Agricultural Residential IV (AR-IV) to Residential I (R-1) for a 5-lot residential subdivision. This item is located within Commission District 1.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed rezoning is consistent with the “Suburban Neighborhood Medium Density” future land use designation within the Comprehensive Plan

There were **no comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 12, 2024, and as described in the project narrative received October 18, 2024, 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 five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.

3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
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. 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 Official 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.
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.
7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering.