



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: **3042 Beards Road | Rezone** | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | **Tim Mooney, applicant**

The request before you is from Tim Mooney to rezone from a Planned Commercial District (PCD) to an Agricultural Residential III (AR-III) for a single family residence. This item is located within Commission District 2.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the Lakeside Residential future land use designation of adjacent property

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

Planning Commission 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.