



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: February 24, 2025

Subject: **3663 Roy Parks Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) on a 14.28± acre tract | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling | Brandon Shadburn, applicant**

The request before you is for Brandon Shadburn to rezone from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) for a second dwelling on the property. This item is located within Commission District 3.

At their February 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with three (3) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the intent of the “Rural Neighborhood” future land use classification within the Comprehensive Plan.

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 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.”

2. 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 any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the development.