



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (03/10/25)

REPORT TO: Voting Meeting (03/13/25)

ITEM NO: 109/2025

SUBJECT: **3663 Roy Parks Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural General (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling** | Commission District 3 | **Brandon Shadburn, applicant**

Meetings:

Work Session Date: 03/10/25

Voting Meeting Date: 03/13/25

Executive Summary:

Presenter: BG

Recommendation:

Approve, with 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.

Purpose of Request:

3663 Roy Parks Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural General (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling** | Commission District 3 | **Brandon Shadburn, 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:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

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