



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**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:** March 10, 2025

**Subject:** **3509 & 3595 Tanners Mill Circle; 3250, 3260, 3262, 3264 & 3334 Tanners Mill Road; 4824 & 4836 Weaver Road & 3585 Jones Lane | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a combined 497.93± acre tract located | Zoned AR-1; Tax Parcels 15029 000031, 000059, 15025 000004G, 000066, 000065, 000004I, & 000003A (pt.), 15029 000151, 000027A, & 000030 | **Proposed Use: Ministry and retreat center | Rochester | DCCM, applicant**

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The request before you is for Rochester | DCCM to rezone from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) for a ministry and retreat center. This item is located within Commission District 1.

At their February 17, 2025, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (4-0, Varner absent).**

Staff recommendation: **Approval**, as the proposed rezoning is consistent with the intent of the future land use designation of “Rural Neighborhood” in the Comprehensive Plan.

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **eight (8) people spoke during the public hearing.**

**Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated December 20, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All proposed internal roads and driveways must meet all Hall County Traffic Engineering and Fire access requirements. However, internal roads are not required to meet criteria for public streets.
3. All proposed and existing structures shall be subject to Hall County Fire Marshal and Building Inspection's standards.
4. The proposed development shall maintain a 100 foot transitional perimeter buffer except where adjacent to public right-of way.
5. Existing buildings within the 100 foot transitional buffer may be repaired, rebuilt, or expanded in accordance with setback requirements as specified in the provided narrative. These structures may be rebuilt or enlarged at their current location, provided all new construction is located at least ten feet further from the external boundaries of the development than it currently is located. No other buildings or amenities (other than trails) shall encroach into this 100 foot buffer.
6. No outdoor storage, loading or service areas shall be located within the 100 foot perimeter buffer.
7. All construction within the development, including the expansion of existing structures, shall be limited to a total of 390,000 square feet and shall be restricted to: day-use facilities such as chapels and outreach centers, overnight accommodations, including staffing residences, pastoral retreats, cottages, lodges, designed to accommodate guests and ministry members, bunkhouses, bath houses, a single dining hall, and supporting amenities. The developer shall not exceed the number of units per use as outlined in the narrative, but may choose to construct fewer; in no case shall new facilities and expansion of existing structures exceed 390,000 square feet, excluding existing square footages as of January 1, 2025. Open air amenities such as trails, pavilions, and lawns shall not be included in this calculation.
8. 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the development.