



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: April 7, 2025

Subject: **5684 & 5702 Bethel Road | Rezone |** from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision | Janet Truelove, applicant**

The request before you is from Janet Truelove to rezone from Planned Residential Development (PRD) to Agricultural Residential (AR-1) for a 5 lot subdivision. This item is located within Commission District 3.

At their March 17, meeting, the Hall County Planning Commission voted to recommend **approval, with eight (8) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are consistent with the "Suburban Neighborhood, Medium Density" future land use classification within the Comprehensive Plan.

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing, and a petition was submitted on behalf on the homeowners of Avalon Hills subdivision.**

Planning Commission Conditions:

1. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of the Agricultural-Residential 1.
2. 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.”

3. No variances or development exceptions are granted as part of this request. The development shall be compliant with the Official Code of Hall County, as well as, any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made part of any plats created for the property.
5. The future subdivision of the subject property shall comply with the Hall County UDC, with no more than one residence per lot and accessory structures included on a lot with a primary residence. All setbacks must be met in any future configuration.
6. The deeds of the created lots will include a restriction to prohibit manufactured homes.
7. The heated floor area of all residences will be a minimum of 2,500 square feet.
8. There shall be a 40 foot rear yard setback applied to all properties that adjoin the Avalon Hills community.