



## AGENDA ITEM

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

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**REPORT TO:** Work Session (04/21/25)

**REPORT TO:** Voting Meeting (04/22/25)

**ITEM NO:** 201/2025

**SUBJECT:** **5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Janet Truelove, applicant**

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### Meetings:

**Work Session Date:** 04/21/25

**Voting Meeting Date:** 04/22/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**  
Approval, with 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.

**Purpose of Request:**

**History:**

**5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Janet Truelove, applicant**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
KG	BG	JL	CR
Clerk			
JR			

**Attachments:**

Board Memo  
 Recommendation Report  
 Requested Changes to the Conditions  
 Application  
 Narrative  
 Site Plan  
 Plat  
 Maps  
 Deed  
 Legal Description  
 2005 Board of Commissioners Letter and Site Plan  
 Environmental Health Comments  
 GDOT Comments  
 Public Works Comments  
 Fire Comments  
 Public Comments  
 Notice Sign