



# 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:** April 7, 2025

**Subject:** **5691 Woodlin Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling | Michael Rouse, applicant**

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

At their April 7, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with two (2) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the "Suburban Neighborhood, Low-Density" 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. All conditions of zoning shall be made part of any plats created for the property.