



AGENDA ITEM

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

REPORT TO: Work Session (05/05/25)

REPORT TO: Voting Meeting (05/08/25)

ITEM NO: 222/2025

SUBJECT: **5691 Woodlin Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling** | Commission District 3 | **Michael Rouse, applicant**

Meetings:

Work Session Date: 05/05/25

Voting Meeting Date: 05/08/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, 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. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

5691 Woodlin Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling** | Commission District 3 | **Michael Rouse, 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

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Notice Sign