



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
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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: June 9, 2025

Subject: **0 Reservoir Drive | Rezone** | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract | Zoned R-1; Tax Parcel 15018 000123 | **Proposed Use: Permitted uses in AR-1 | Denise R. Jackson, applicant**

The request before you is from Denise R. Jackson to rezone from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) for permitted uses in AR-1. This item is located within Commission District 3.

At their May 19, 2025 meeting the Hall County Planning Commission voted to recommend **approval, with three (3) conditions (3-1, Davidson opposed and Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. 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 Official Code of Hall County.
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. All conditions of zoning shall be made part of any plats created for the property.