



Hall County Government

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: August 11, 2025

Subject: **1731 Friendship Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 10.09± acre tract | Zoned AR-1; Tax Parcel 15041 000190 | **Proposed Use: Uses permitted in H-B | Tim Wilbanks, applicant**

The request before you is from Tim Wilbanks to rezone from Agricultural Residential 1 (AR-1) to Highway Business (H-B) for uses permitted in H-B. This item is located within Commission District 1.

On July 3, 2025, Hall County Superior Court issued a court order requiring the request to be remanded for further consideration by the Board of Commissioners.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Business Nodes & Corridors" future land use in the Comprehensive Plan.

Staff Recommended Conditions:

1. The property shall be developed in accordance with the site plan dated July 28, 2025, and as described in the project narrative dated July 28, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. 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."

4. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including Hall County Engineering for driveway placement and compliance.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.