



AGENDA ITEM

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

REPORT TO: Work Session (08/25/25)

REPORT TO: Voting Meeting (08/28/25)

ITEM NO: 494/2025

SUBJECT: **1731 Friendship Road | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | **Proposed use: Uses permitted in H-B** | Commission District 1 | **Tim Wilbanks, applicant**

Meetings:

Work Session Date: 08/25/25

Voting Meeting Date: 08/28/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

History:

1731 Friendship Road | Rezone | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | **Proposed use: Uses permitted in H-B** | Commission District 1 | **Tim Wilbanks, applicant**

On December 14, 2023, the board denied a previous submittal which included one commercial office building and a 185-unit multi-family development. The current application does not include any residential uses.

Facts and Issues:

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

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
BG	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Superior Court Order
Superior Court Motion
Sewer Availability
Environmental Health Comment
GDOT Comment
Public Works
Fire Comment
Notice Signs
Public Comment - Opposition - from Reunion Neighbor Committee
Public Comment - 1731 Friendship Road - from Katherine Niesi
Public Comment - 1731 Friendship Road - from Cliff Whitehead
Public Comment - 1731 Friendship Road - from Tom Mason
Public Comment - 1731 Friendship Road - from Glenn Rush
Public Comment - 1731 Friendship Road - from Valerie Wood
Public Comment - 1731 Friendship Road - from Marc and Nancy Ledoux
Public Comment - 1731 Friendship Road - from Holly Williams
Public Comment - 1731 Friendship Road - from Kathy Dondoyano
Public Comment - 1731 Friendship Road - from Jim Mikoy
Public Comment - 1731 Friendship Road - from George Saloom

Public Comment - 1731 Friendship Road - from James Long
Public Comment - 1731 Friendship Road - from Michael and Margaret Reiland
Public Comment - 1731 Friendship Road - from Robyn and Shane Strickland
Public Comment - 1731 Friendship Road - from Rosemarie Wood