



# Hall County Government

## PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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:** August 11, 2025

**Subject:** **5979 New Bethany Road | Rezone** | from Planned Residential Development (PRD) to Agricultural Residential 1 (AR-1) | on a 5.56± acre portion of a tract | Zoned PRD; Tax Parcel 07328 004003(pt) | **Proposed Use: Single family residence | The Travis and Herman Brown Family Limited Partnership, applicant**

---

The request before you is from The Travis and Herman Brown Family Limited Partnership to rezone from Planned Residential Development (PRD) to Agricultural Residential 1 (AR-1) for a single family residence. This item is located within Commission District 2.

At their July 21, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are consistent with the "Lakeside Residential" 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. The property shall be developed in accordance with the site plan dated May 7, 2025, and as described in the project narrative dated May 15, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
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. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made part of any plat or plans created for the property.