



May 15, 2025

Applicant's Letter of Intent
Rezoning Request – PRD to AR-1
Beards Road, Hall County, GA

The Applicant, The Travis and Herman Brown Family Limited Partnership, requests to rezone a portion of the property located at the corner of Beards Road and New Bethany Road. The full tract is approximately 35 acres in size and includes the existing Broadlawn Memorial Gardens Cemetery.

The applicant is requesting to subdivide approximately 5.556 acres from the larger parcel and rezone this portion from Planned Residential Development (PRD) to Agricultural-Residential-I (AR-1) in order to develop a single-family house. The area proposed for rezoning primarily lies east of the active cemetery grounds and has remained undisturbed and underutilized, with no existing or planned burial activity. It is physically and functionally separate from the cemetery's operations. The proposed residence will be served by municipal water and an on-site septic system, consistent with surrounding rural residential properties. Access will be provided via Beards Road, where the parcel will have approximately 60 feet of public road frontage, satisfying Hall County's minimum access requirements for AR-1 zoning.

This request is in alignment with the Hall County Comprehensive Plan and the Future Land Use Map, which identify this area as part of the "Lakeside Residential" character area. The proposed AR-1 zoning supports the plan's intent to encourage low-density, single-family residential development with a development pattern like that directly on the lake. The proposed single-family home represents a modest, compatible use of an otherwise unused portion of the property, without altering the function or character of the existing cemetery or the surrounding community. The remainder of the property will continue to operate as Broadlawn Memorial Gardens Cemetery.

We respectfully request your favorable consideration of this rezoning application and look forward to working collaboratively with Hall County staff and the Planning Commission through the process.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.