



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: **5684 Bethel Road | Rezone** | from Planned Residential Development (PRD) to Residential Low Density (R-1-L) | on an 8.30± acre tract | Zoned PRD; Tax Parcel 12007 000001 | **Proposed use: Minor subdivision** | **Janet Truelove, applicant**

The request before you is from Janet Truelove to rezone from Planned Residential Development (PRD) to Residential Low Density (R-1-L) for a minor subdivision. This item is located within Commission District 3.

At their July 21, 2025, meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are 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 **seven (7) people spoke in opposition and a neighborhood petition was submitted during the public hearing.**

Planning Commission Conditions:

1. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of the Residential Low Density (R-1-L) zoning district.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made part of any plat recorded on this 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. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including Hall County Engineering for driveway placement and compliance.
4. All conditions of zoning shall be made part of any plats created for the property.
5. The future subdivision of the subject property shall comply with the Hall County UDC, with no more than one residence per lot and accessory structures included on a lot with a primary residence. All setbacks must be met in any future configuration.
6. The deeds of the created lots will include a restriction to prohibit manufactured and mobile homes.
7. The heated floor area of all residences will be a minimum of 2,100 square feet.
8. There shall be a 40-foot rear yard setback applied to all properties that adjoin the Avalon Hills community.
9. The keeping of livestock or poultry is prohibited, and general agricultural uses shall not be permitted. Gardening and cutting hay shall be allowed.