



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

March 21, 2025

Janet Truelove  
5702 Bethel Road  
Clermont, GA 30527

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

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PLANNING AND ZONING  
DIRECTOR  
Beth Garmon

Dear Applicant:

On March 17, 2025 the Hall County Planning Commission voted to recommend approval, with conditions of the application for:

**5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Janet Truelove, applicant**

Conditions:

1. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of the Agricultural-Residential-1.
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. The development shall be compliant with the Official Code of Hall County, as well as, any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
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 homes.
7. The heated floor area of all residences will be a minimum of 2,500 square feet.
8. There shall be a 40 foot rear yard setback applied to all properties that adjoin the Avalon Hills community.

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **Tuesday, April 22, 2025 at 6:00 p.m.** at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners' final decision.

**It is necessary that either you or your representative attend this meeting.**

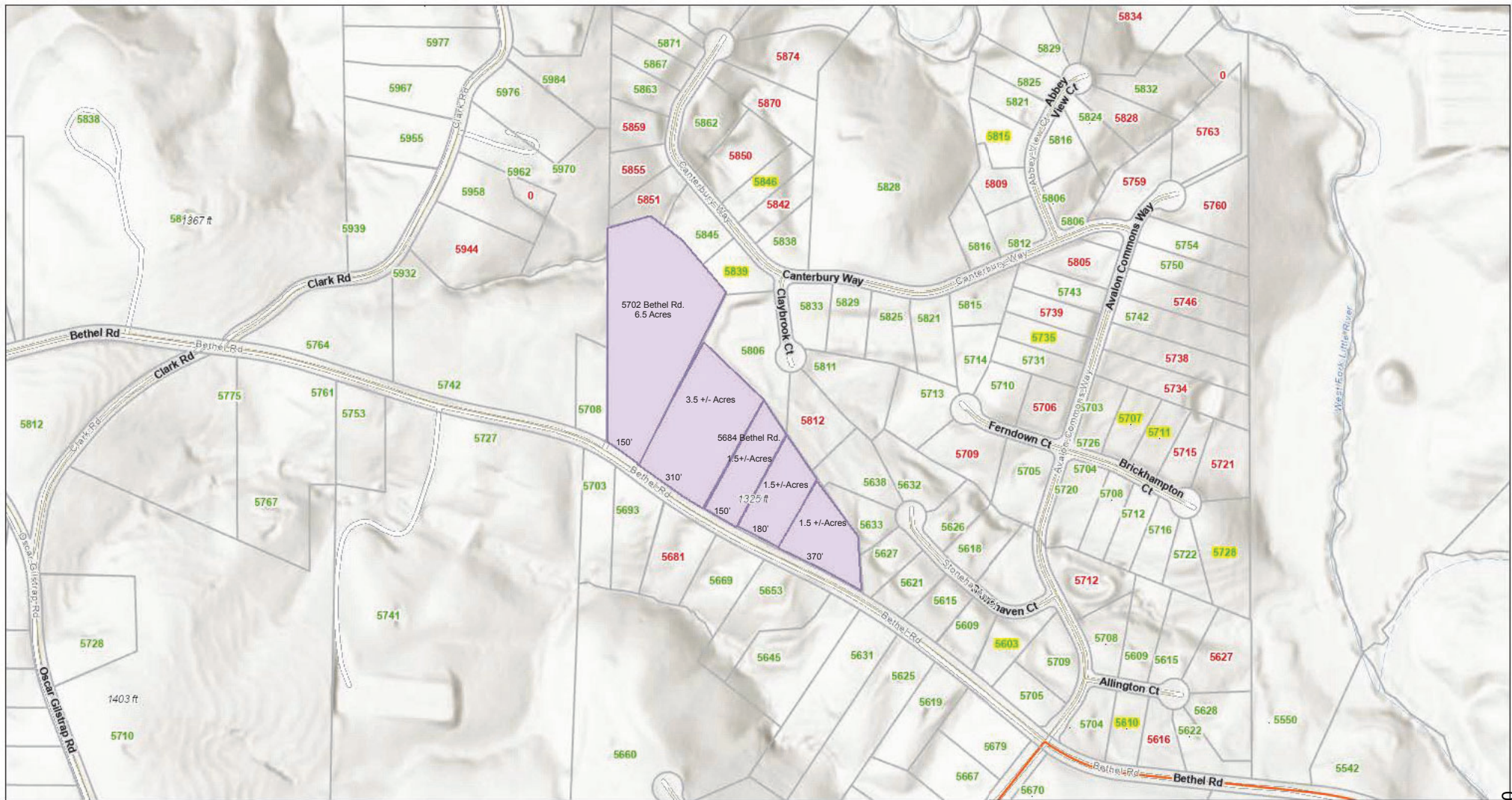
If you have any questions, please call this office.

Sincerely,

Beth Garmon,  
Director of Planning and Zoning

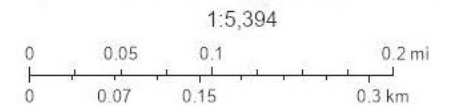
/ke

# Hall County GIS



1/13/2025, 2:33:50 PM

- Parcel Boundary
- Street Addresses
- Buildings
- Roads
- Local
- Collector
- Counties



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,