

Rezoning Application Narrative - Hall County, Georgia

09/17/2025

Applicant: Shaun Foudy

Property Owner: KCF Holdings LLC (Shaun Foudy sole member)

Property Location: 5742 Bethel Rd, Clermont, GA 30527

Current Zoning District: Planned Commercial Farm District (PCFD)

Proposed Zoning District: Agricultural-Residential-1 (AR-1)

Parcel Size: 9.995 Acres

This narrative supports the application to rezone the subject property at 5742 Bethel Rd from Planned Commercial Farm District (PCFD) to Agricultural-Residential-1 (AR-1). This proposed use is more consistent with the surrounding land use pattern, which is predominantly single-family residential and agricultural, and aligns with the long-range planning goals for this specific area of North Hall County.

The current PCFD zoning is no longer the most suitable classification for this property given the established land use in the immediate vicinity and the fact that the track of land does not meet the 35-acre minimum requirement for its current zoning.

Rezoning the property to AR-1 will bring its use into harmony with the adjacent and nearby properties.

The proposed rezoning will not place an undue burden on public infrastructure.

Respectfully,

Shaun Foudy
KCF Holdings LLC