

**HALL COUNTY BOARD OF COMMISSIONERS  
STAFF REPORT**

**Applicant** ..... Joey Gilbert

**Request** ..... **Rezone** | from Planned Commercial Farm District (PCFD) & Agricultural Residential 1 (AR-1) to Agricultural Residential 1 (AR-1)

**Proposed Use** ..... Uses permitted in AR-1

**Size** ..... 27.72± acres

**Zoning** ..... **Current:** Planned Commercial Farm District (PCFD) & Agricultural Residential 1 (AR-1) | **Proposed:** Agricultural Residential 1 (AR-1)

**Location** ..... **3722 Coker Road** | Tax parcel 15015 000011

**Commission District** ..... Three

**Planning Commission Date** ..... May 14, 2026

**Staff Recommendation** ..... **Approval**, as the proposed zoning is consistent with the “Rural Agricultural” future land use classification within the Comprehensive Plan.

**Record Number**.....HZON26-0012

**Staff recommends APPROVAL of the applicant’s request.**

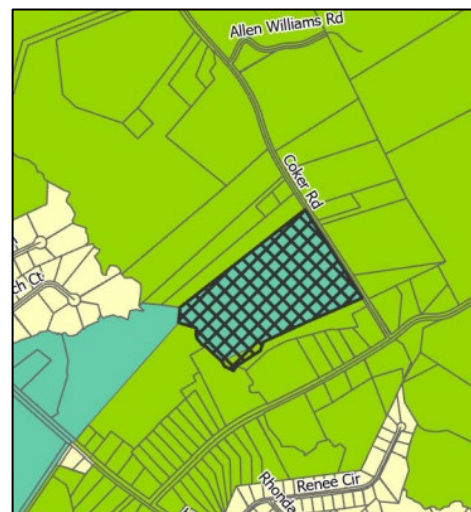
---

**Summary Analysis**

The applicant is requesting to rezone a 27.72± acre tract from Planned Commercial Farm District (PCFD) and Agricultural Residential 1 (AR-1) to Agricultural Residential 1 (AR-1) to allow uses permitted in the AR-1 zoning district.

Surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) and developed with single-family residences and/or agricultural uses.

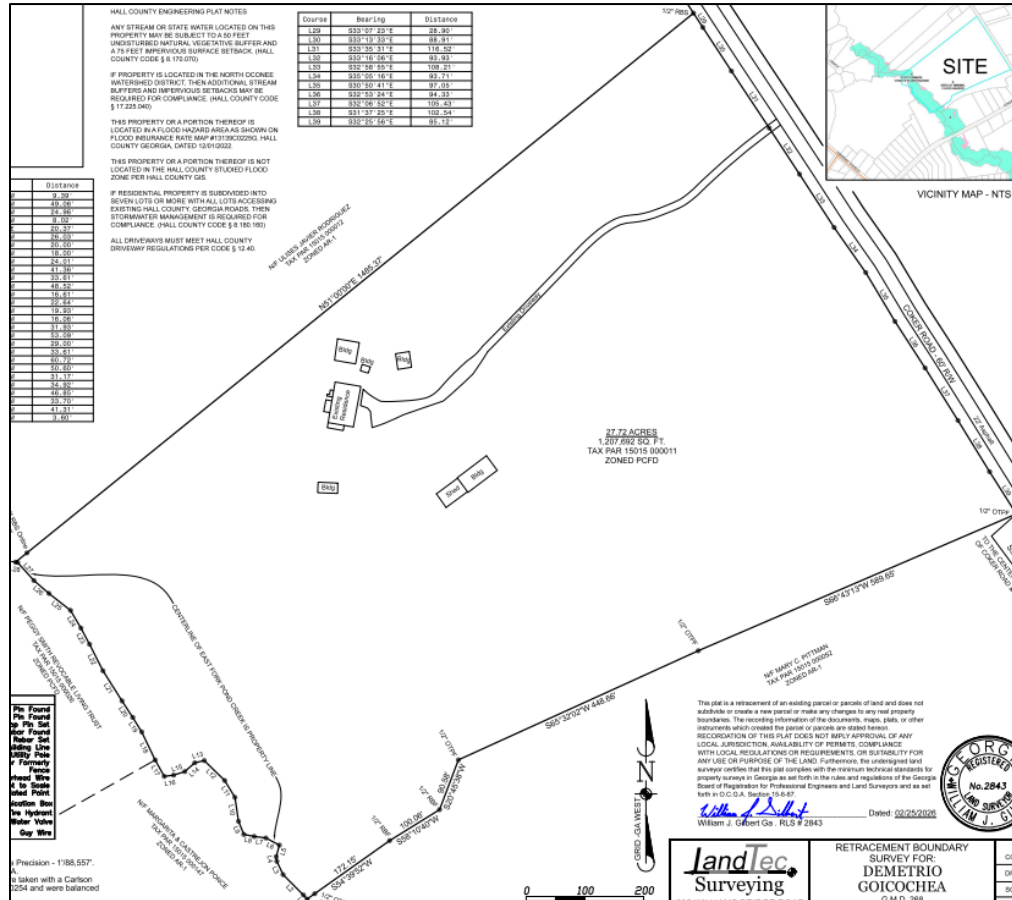
According to the Hall County Tax Assessor records, the property is currently developed with a 1,200 square foot single-family residence constructed in 1964 and six accessory structures. East



Fork Pond Creek runs along the western property boundary, and the rear of the property is affected by County Studied and FEMA Flood Zones.

Per the narrative, the applicant is requesting to rezone the property from PCFD and AR-1 to AR-1 to allow uses permitted in the AR-1 district, including a potential future minor subdivision (six (6) or fewer lots as defined by the Hall County UDC). The final lot configuration has not yet been determined; therefore, the property owner seeks to secure the rezoning at this time to enable subdivision once the layout is finalized.

The site plan shows the location of the existing residence and 6 accessory structures.



Water service is provided by the City of Gainesville and sanitary sewer services is provided by on-site septic system.

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Rural Agricultural within the East Hall Character Area. These areas should consist of active farms and agricultural enterprises and very low-density, large lot single-family residential up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

**Zoning Analysis**

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore the property has limited economic use as currently zoned. The rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the "Rural Agricultural" land use designation.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned; however, the PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore, the rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with a single-family residence constructed in 1964 as reflected in the county tax records.**

- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The change in zoning would align the subject property with the zoning of adjacent parcels.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The AR-1 zoning is the complimentary zoning district to PCFD and is compatible with both the surrounding area and Future Land Use Map.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

#### **11.2.6.E - Submission requirements**

- a. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**
- b. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
  - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative**

**outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

- b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
- c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request**
- d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated April 8, 2026, Emily McGahee stated "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

#### **Georgia Department of Transportation**

In an email dated April 6, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

#### **Hall County Public Works and Utilities**

In a memorandum dated April 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

##### **Engineering:**

Show stream buffer and impervious setback from wrested vegetation not the centerline of stream. As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.

##### **Traffic:**

No concerns with traffic impacts for this application.

**Utilities:**

No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property.

**Hall County Fire Marshal**

In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated

1. If all proposed lots share a common access drive or street the road width will have to meet the minimum road width of 20' as required by the International Fire Code Section 503.2.1.
2. If the common access drive or street is a dead-end greater than 150' in length an approved area for turning around the fire apparatus shall be provided as required by the International Fire Code Section 503.2.5.