



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/20/26)

REPORT TO: Voting Meeting (07/23/26)

ITEM NO: 432/2026

SUBJECT: **6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | **Proposed Use: Uses permitted in AR-1** | Commission District 3 | **James & Suzi Lewis, applicants**

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, as the proposed zoning is consistent with the “Rural Neighborhood” future land use classification within the Comprehensive Plan.

Purpose of Request:

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | **Proposed Use: Uses permitted in AR-1** | Commission District 3 | **James & Suzi Lewis, applicants**

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No

Has it been reviewed by the County Attorney? No

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Plat
Maps
Deeds
Environmental Health Comments
GDOT Comments
Public Works Comment
Fire Comments
Notice Sign
7-22-2026 Map of Public Comments Rec'd
Public Comment - from Mikkel Stragaard
Public Comment - from Jeff & Tina Hubbard
Public Comment - from Susan Gowan
Public Comment - from Christopher Dyer
Public Comment - from Jerry Hill
Public Comment - from Jan Boswell
Public Comment - from Jessica Baran
Public Comment - from Steve Millwood
Public Comment - from Courtney Buchanan
Public Comment - from Christy Loyd
Public Comment - from Kellie Stragaard
Public Comment - from Denise Conner
Public Comment - from Melanie Richards
Public Comment - from Beth Siquefield
Public Comment - from Kelly Doane
Public Comment - from Sandra Kirk
Public Comment - from Sherry Hill
Public Comment - from Bob & Andrea Branch
Public Comment - from Billy Buchanan
Public Comment - from John Richards IV