



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: March 11, 2024

Subject: **6384 Yellow Creek Road | Use Subject to County Commission Approval | on a 53.13± acre tract | Proposed Use: Equestrian center | Sara Hathaway, applicant**

The request before you is the request of Sara Hathaway for a Use Subject to County Commission Approval to allow an Equestrian center. This item is located within Commission District 2.

At their February 19, 2024 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with adjacent land uses and the current zoning district.

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in favor during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 18, 2023, and as described in the project narrative submitted on December 28, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The structure designated on the site plan as the Rehabilitation Barn or any other structures closer than 200 feet to the property lines shall not be used for consistent and regular boarding of horses. Use of these buildings shall be restricted to the information provided in the application's narrative.

3. Further development of the property beyond what is delineated on the site plan is permitted provided any improvements comply with all county standards and ordinances, supplemental regulations, and all other requirements as established by the Official Code of Hall County enforced at the time of development.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
5. Interior padlock fences shall be moved as needed.