



## AGENDA ITEM

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

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**REPORT TO:** Work Session (03/25/24)

**REPORT TO:** Voting Meeting (03/28/24)

**ITEM NO:** 132/2024

**SUBJECT:** **6384 Yellow Creek Road | Use Subject to County Commission Approval |** on a 53.13± acre tract located on the northwest side of Yellow Creek Road, approximately 350 feet from its intersection with Cajitoma Drive | Zoned AR-III; Tax Parcel 11129 000028 | **Proposed Use: Equestrian center |** Commission District 2 | **Sara Hathaway, applicant**

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### Meetings:

**Work Session Date:** 03/25/24

**Voting Meeting Date:** 03/28/24

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval.

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.

**Purpose of Request:**

**History:**

**6384 Yellow Creek Road | Use Subject to County Commission Approval** | on a 53.13± acre tract located on the northwest side of Yellow Creek Road, approximately 350 feet from its intersection with Cajitoma Drive | Zoned AR-III; Tax Parcel 11129 000028 | **Proposed Use: Equestrian center** | Commission District 2 | **Sara Hathaway, applicant**

**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?** Yes  
**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
AD	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo