



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/06/25)

**REPORT TO:** Voting Meeting (01/09/25)

**ITEM NO:** 698/2024

**SUBJECT:** **6000 Wellspring Trail | Amend Conditions of Zoning** | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001 | **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, applicant**

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#### Meetings:

**Work Session Date:** 01/06/25

**Voting Meeting Date:** 01/09/25

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions:

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated July 14, 2016, as amended shall apply:
  - a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
  - b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
  - c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
  - d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
  - e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

**Purpose of Request:**

**History:**

**6000 Wellspring Trail | Amend Conditions of Zoning** | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001 | **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, 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:**

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- 2016 BOC Letter
- 2016 Site Plan
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo