



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Director of Planning & Zoning

**Date:** December 23, 2024

**Subject:** **6000 Wellspring Trail | Amend conditions of zoning | on a 20.29± acre tract | Zoned POD; Tax Parcel 12046 000001 | Proposed Use: Expansion of services | Seth Barnes, applicant**

The request before you is from Seth Barnes to amend the conditions of zoning to allow the expansion of services for a non-profit organization. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (4-0, Johnny Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed changes are consistent with previous approvals.

**Public Comments:**

- October 7, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**
- December 2, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **five (5) people spoke during the public hearing (1 in favor and 4 in opposition).**

**Planning Commission 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 county 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.