



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** David Gibbs, 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:** March 24, 2025

**Subject:** **6060 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I | Yuba Sutter Properties, LLC c/o Todd W. Reed, applicant**

The request before you is from Yuba Sutter Properties to rezone from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) for permitted uses within the O-I zoning district. This item is located within Commission District 1.

At their March 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with five (5) conditions (4-0, Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the “Business Corridors” future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

**Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated December 13, 2024, and as described in the project narrative dated January 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.

3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

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, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.