



AGENDA ITEM

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

REPORT TO: Work Session (04/07/25)

REPORT TO: Meeting (04/08/25)

ITEM NO: 173/2025

SUBJECT: **6060 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I** | Commission District 1 | **Yuba Sutter Properties, LLC c/o Todd W. Reed, applicant**

Meetings:

Work Session Date: 04/07/25

Voting Meeting Date: 04/08/25

Executive Summary:

Presenter: BG

Recommendation:
Approval, with 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.

Purpose of Request:

History:

6060 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I** | Commission District 1 | **Yuba Sutter Properties, LLC c/o Todd W. Reed, 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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Maps
 Deed
 Legal Description
 Site Plan
 2010 Board of Commissioners Letter
 Water Availability
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign