



AGENDA ITEM

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

REPORT TO: Work Session (05/05/25)

REPORT TO: Voting Meeting (05/08/25)

ITEM NO: 225/2025

SUBJECT: **6042 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | **Proposed Use: Second dwelling** | Commission District 1 | **Bradley Cox, applicant**

Meetings:

Work Session Date: 05/05/25

Voting Meeting Date: 05/08/25

Executive Summary:

Presenter: BG

Recommendation:

1. Approval, with conditionsThe 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."
2. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

6042 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | **Proposed Use: Second dwelling** | Commission District 1 | **Bradley Cox, applicant**

History:

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
Site Plan
Plat
Maps
Topography Map
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign