



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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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: April 21, 2025

Subject: **6700 & 6702 Yellow Creek Road | Rezone |** from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract | Zoned V-C; Tax Parcel 11135 000001 & 000001E | **Proposed Use: Campground and event facility | Koons Environmental Design, Inc. c/o Josh Koons, applicant**

The request before you is from Koons Environmental Design, Inc. under the care of Josh H. Koons to rezone from Vacation Cottage (V-C) to Planned Commercial Development (PCD) for a campground and event facility. This item is located within Commission District 2.

At their April 7, 2025 meeting, the Hall County Planning Commission voted to **recommend denial (5-0).**

Staff recommendation: **Denial**, as the proposed use is inconsistent with the "Lakeside Residential" future land use classification within the Comprehensive Plan.

There was **one (1) comment in opposition submitted** in advance of the Planning Commission meeting and **five (5) people spoke in opposition during the public hearing. An additional comment in opposition was submitted in writing at that time as well.**