



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 7, 2025

Subject: **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development | Cook Communities, applicant**

The request before you is from Cook Communities to rezone from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for a 253-lot residential development. The request was later reduced to 191 lots. This item is located in Commission District 2.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **denial, (3-1, Sosebee opposed, Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

Public Comments:

- June 16, 2025 HCPC: **Two (2) comments in opposition were submitted** in advance of the Planning Commission meeting and **four (4) people spoke in opposition** during the public hearing.
- May 19, 2025 HCPC: **No comments were submitted** in advance of the Planning Commission meeting. No public hearing was held, and the request was tabled to June 16, 2025.
- May 5, 2025 HCPC: **One (1) comment in opposition was submitted** in advance of the Planning Commission meeting. No public hearing was held, and the request was tabled to May 19, 2025.