



## AGENDA ITEM

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

**REPORT TO:** Work Session (07/21/25)

**REPORT TO:** Voting Meeting (07/24/25)

**ITEM NO:** 410/2025

**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 located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

### Meetings:

**Work Session Date:** 07/21/25

**Voting Meeting Date:** 07/24/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**  
Denial.

**Purpose of Request:**  
**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 located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

### History:

### Facts and Issues:

### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
BG	BG	WLI	CR
<b>Clerk</b>			
JR			

---

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Legal Description  
Water Availability  
Environmental Health Comments  
GDOT Comment  
Public Works Comments  
Fire Comment  
Tax Assessors Comments  
Community Letter  
Public Comments  
Applicant's presentation  
Notice Sign  
Traffic Study  
Public Comment - Opposition - from The Yellow Creek Working Group