



AGENDA ITEM

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

REPORT TO: Work Session (08/11/25)

REPORT TO: Voting Meeting (08/14/25)

ITEM NO: 480/2025

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** Note: Tabled at the July 24, 2025 Voting Meeting until the August 14, 2025 Voting Meeting.

Meetings:

Work Session Date: 08/11/25

Voting Meeting Date: 08/14/25

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:

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	JL	CR
Clerk			
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
Notice Sign
Applicant's presentation
Traffic Study
Public Comment - Opposition - from The Yellow Creek Working Group
Public Comment - Opposition - from Austin Logan