



AGENDA ITEM

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

REPORT TO: Work Session (01/20/26)

REPORT TO: Voting Meeting (01/22/26)

ITEM NO: 8/2026

SUBJECT: **5953 & 5965 Yellow Creek Road | Special Use** | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**

Meetings:

Work Session Date: 01/20/26

Voting Meeting Date: 01/22/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated October 22, 2025, and the project narrative dated November 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report

Application

Narrative

Site Plan

Plat

Maps

Deed

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Notice Sign

Public Comment - 5953 & 5965 Yellow Creek - from Brian Forgea