

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Steve Roys

Request Rezone | from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060)

Proposed Use Staff residence

Size 1.74 ± acres

Zoning Current: Agricultural Residential IV (AR-IV,17.120) | Proposed: Planned Residential Development (PRD, 17.180.060)

Location **7051 Pony Lake Road** | Tax Parcel 11101 000008

Commission District Three

Planning Commission Date October 7, 2024

Staff Recommendation **Approval, with conditions**, as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan.

Record Number.....HZON24-0026

Planning Commission Recommendations.....**Approval, with conditions**

Vote: 5-0

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 2, 2024, and as described in the project narrative dated August 6, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Any further development shall require an as-built survey of the entire property to be reviewed and approved through Hall County Plat Review.

3. 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 Official 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.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
6. Tax Parcel 11101 000008 (7051 Pony Lake Road) and Tax Parcel 11101 000003A (7011 Pony Lake Road) shall be combined by plat.

Excerpts from the minutes of the September 3, 2024 meeting

Applicant’s Presentation:

Kristie Turner, Principal Planner, presented a summary of the request.

Steve Roys, 7021 Pony Lake Road, Dahlonega, presented the request. The applicant is requesting to rezone a 1.74± acre tract from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060) for the purpose of establishing a staff residence for the adjacent youth camp, Camp Hope. The adjacent property at 7011 Pony Lake Road has been the home of Camp Hope, a Christian youth camp, since 1965. In 1997, the site was rezoned from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060) to bring the youth camp into compliance with county ordinances.

Public Forum:

There were no comments in support or opposition.

Motion: A motion to approve with conditions was made by Mr. Hunt and seconded by Ms. Pilcher.

Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated August 2, 2024, and as described in the project narrative dated August 6, 2024, modified as necessary

for compliance with conditions herein and development standards enforced at the time of site plan approval.

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6. Tax Parcel 11101 000008 (7051 Pony Lake Road) and Tax Parcel 11101 000003A (7011 Pony Lake Road) shall be combined by plat.

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated August 2, 2024, and as described in the project narrative dated August 6, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Any further development shall require an as-built survey of the entire property to be reviewed and approved through Hall County Plat Review.
3. 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 Official 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.
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5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 1.74± acre tract from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060) for the purpose of establishing a staff residence for the adjacent youth camp, Camp Hope.

The adjacent property at 7011 Pony Lake Road has been the home of Camp Hope, a Christian youth camp, since 1965. In 1997, the site was rezoned from Agricultural Residential IV (AR-IV, 17.120) to Planned Residential Development (PRD, 17.180.060) to bring the youth camp into compliance with county ordinances.

Per the submitted narrative, the applicant is requesting to rezone the subject property to include it with the Camp Hope PRD for the purpose of providing a residence for year-round camp staff to oversee and manage the camp property.

Per county records, a building permit was recently issued (HCNEW24-0161) for the installation of a manufactured home on the property. According to the site plan, access to this residence will be through 7011 Pony Lake Road.

The subject property abuts two parcels zoned Agricultural Residential IV (AR-IV) to the north, east, and west. Camp Hope borders the subject property to the south.

Based on the future land-use plan, staff finds the request *is consistent* with the Comprehensive Plan and future land use designation of Rural Residential. The intent of this character area is to preserve the established residential/ rural character and create a transition between rural areas and development in residential areas. Primary future land uses include low-density detached single-family residential uses and civic benefit uses such as places of worship, schools, community centers and parks.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed zoning district is suitable with the existing zoning**

of Camp Hope to the south and the proposed residential use for staff housing is compatible with the other surrounding properties, which are zoned Agricultural Residential IV (AR-IV) to the north, east, and west.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed Planned Residential Development (PRD, 17.180.060) zoning will adversely affect adjacent properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned; however, the expansion of the youth camp operation requires rezoning approval by the Board of Commissioners.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is consistent with the Comprehensive Plan and the Rural Residential land use designation.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **A building permit application for the installation of a manufactured home on the property has been received (HCNEW24-0161)) and is pending issuance of the final certificate of occupancy based on the board's final decision on this rezoning request.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the**

property. Rezoning of this property allows the expansion of Camp Hope for the purpose of providing additional staff housing.

- 11. Whether the change would create an isolated district unrelated to the surrounding districts; The proposed zoning would expand the existing Planned Residential Development (PRD, 17.180.060) zoning of Camp Hope.**
- 12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; There is no evidence that the present zoning district boundaries are illogically drawn.**
- 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; In general, the use does not appear to be out of scale with the needs of the county as a whole or the immediate neighborhood.**
- 14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; There are other properties within the county that could accommodate staff housing, however, this parcel is adjacent to Camp Hope and will be used as an expansion of the camp for a staff residence and on-site management of the camp.**
- 15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; No, the request could not be handled alternatively as a variance.**
- 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
- 17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.**
 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply: **This standard is not applicable to the applicant's request.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated September 5, 2024, Emily McGahee stated, "Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure."

Hall County Fire Marshal

In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, Lieutenant stated, "The Hall County Fire Marshal's Office has no comments regarding the proposed single family modular structure to be placed on the campus of Camp Hope to be used as a permanent Care Takers residence."

Hall County Public Works and Utilities

In a memo dated September 6, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

No comment.

Utilities:

No comment.

Georgia Department of Transportation

In an email dated September 3, 2024, Veronica Chavers, D1TO Civil Engineer III, stated GDOT coordination is not required.