

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Seth Barnes

**Request** ..... Rezone | Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060)

**Proposed Use** ..... 15-lot residential development

**Size** ..... 13.81± acres

**Zoning** ..... Current: Planned Residential Development (PRD, 17.180.060) | Proposed: Planned Residential Development (PRD, 17.180.060)

**Location** ..... **5552 Bogus Road | Tax Parcel 12051 000015**

**Commission District** ..... Three

**Planning Commission Date** ..... October 7, 2024  
December 2, 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**.....HZON24-0023

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

**Vote: 3-1 (Gina Pilcher opposed, Johnny Varner absent)**

**Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all

- residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
  6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
  7. 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 Environmental Health, Fire Marshal, and Hall County Engineering.
  8. 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 plats should be prepared to expect the effects of such practices."
  9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Excerpts from the minutes of the December 2, 2024 meeting**

**Applicant's Presentation:**

**Katie Greenway, Planning and Zoning Administrator**, presented a summary of the request.

**Seth Barnes, 597 Stillwood Drive, Gainesville**, presented the request. The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development. The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four

multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

***Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: (3-1, Gina Pilcher opposed, Johnny Varner absent)***

Conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
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8. 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 plats should be prepared to expect the effects of such practices.”

9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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### Excerpts from the minutes of the October 7, 2024 meeting

#### Applicant's Presentation:

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

**Seth Barnes, 576 Stillwood Drive, Gainesville**, presented the request. The applicant presented a plan that was approved 5 years ago and discussed the motivation for the change and redesign that they feel would better integrate into the community.

**Payton Anderson, 24 Dawson Village Way South, Dawsonville**, also presented the request. He stated that the development is being produced in an environmental friendly way with reduced development impacts. The development has proposed a gravel road and it would be difficult to create sidewalks along the gravel road but walking paths will be provided from homes to the main facility.

#### Public Forum:

**Megan Smith, 1367 Sydneys Pass, Watkinsville**, spoke in support. Ms. Smith stated that she supports a development that could help those with special needs when their families could no longer care for them.

**Kevin Meyer, 5345 Bogus Road, Gainesville**, spoke in support. Mr. Meyer was originally opposed to the original design but can support the new design with a more residential look that matches the current residential area.

**Michael Brown, 3678 Elinburg Cove Trail, Buford**, spoke in support for providing a development and community for those with special needs whose families could no longer be with them.

**Johnnie Brooke, 4572 Old Claude Peck Road, Gainesville**, spoke in opposition. Concerns raised were density and need to protect agriculturally-zoned land. Ms. Brooke stated that Hall County had areas better suited for this development.

**Dan Marsh, 5592 Bogus Road, Gainesville**, spoke in opposition. Concerns raised were increased density, the safety of the special needs residents who might potentially wander off property, and events on the adjacent property that have encroached onto his property in the past.

**Leonard Coleman, 5346 Bogus Road, Gainesville**, spoke in opposition. Concerns raised were the existing condition of Bogus Road, the impact of increased traffic and accidents, and the residents of the development having proper mobility if the roads are primarily gravel.

**Charles Coleman, 5346 Bogus Road, Gainesville**, spoke in opposition. Concerns raised were land conservation, increased traffic and safety concerns on Bogus Road.

**Rebuttal**

The applicant clarified that along the property lines they have put up signs and have created maps to educate employees during the onboarding process. In response to traffic complaints, the applicant has put up signs along Bogus Road as a reminder to drive slower.

**Planning Commission Comments:**

Mr. Varner asked for clarification on the signs posted along the neighboring property lines with the concern of them being an eyesore. The applicant explained that the signs were on their property. Mr. Hunt asked if they were similar to no trespassing signs but in reverse and the applicant stated yes. The Planning Commission and the applicants discussed the application and amount of variances needed. The Planning Commission suggested that the applicant table the application and revise their request to more closely align with the county code.

**Motion: A motion to table to the meeting on December 2, 2024 by Mr. Hunt and seconded by Ms. Pilcher. Vote: 5-0**

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**A memo to the Planning Commission dated November 22, 2024 contained the following:**

Dear Planning Commission,

On November 19, 2024, an updated site plan was provided to Planning staff for the application of Seth Barnes to rezone **5552 Bogus Road** from PRD and AR-IV to PRD for a 15-lot residential development. The changes to the original site plan are outlined below:

1. Inclusion of a 50 foot buffer along the north and west property lines
2. Inclusion of 4.25 acres of open space, totaling 31% of the total site area
3. Modification of Flourish Drive (proposed) to a 50 foot right of way with 20 feet road width paved with asphalt and including curb and gutter as well as sidewalks. The original site plan proposed this road to be a 50 foot right-of-way with 20 feet road width paved with gravel. The modified standards now align with the county's code, where the previous proposal did not.
4. Proposed improvements to Wellspring Trail to allow it to serve as access and road frontage for 4 of the 15 proposed lots. Improvements include adding 10 feet of gravel along the northern edge of the existing Wellspring Trail roadbed to create a 60 foot non-county

maintained public road consisting of 10 feet of gravel and 10 feet of asphalt. Improvements are intended to meet county Engineering and Fire Marshall standards.

5. Inclusion of a 10 foot landscape strip with fencing along the property frontage on Bogus Road.
6. Reduction in minimum lot size from 35,000 square feet to 21,780 square feet. The minimum lot size aligns with Environmental Health lot size requirements, although soil evaluations will be necessary to confirm lot configurations before approval of a final plat.

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**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 28, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 15 residential lots.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. (17.180.060)
5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide.
6. The access apron at Bogus Road and the newly constructed road shall be paved. Apron designs shall be approved by the Hall County Engineering Department.
7. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
8. 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 Environmental Health, Fire Marshal, and Hall County Engineering.

9. 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.”

10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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**The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:**

17.180.060.B.5. – Buffers

- A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
  - The applicant has proposed a 20-foot buffer on the north property line adjacent to AR-IV zoned property. **This does not meet the standard.**

17.180.060.B.7.b Sidewalks

- In addition to the sidewalk requirements that shall be met per chapter 16.70, street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.
  - Applicant has not proposed sidewalks on the internal street. **This does not meet the standard.**

17.180.060.B.9.a Building materials.

- All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
  - The renderings provided by the applicant do not reflect these standards. **This does not meet the standard.**

17.430.100 - Open Space

- The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the conservation subdivision design option chapter. The only open

space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.

- The applicant is not proposing any open space. **This does not meet the standard.**

#### Title 16 - Subdivision

- General design requirements for subdivision road regulations are outlined within Chapter 16. Variances must be specified and justified for consideration.
- Roads without curb and gutter require 60 feet of right-of-way and must incorporate a ditch section roadway design if dedicated for county maintenance.
- Roads proposed with gravel surfaces require a variance to the standards.
  - The applicant is proposing an approximately 611-foot drive with 50 feet of right-of-way which terminates in a cul-de-sac. The cul-de-sac as proposed has a right-of way radius of 50 feet and a 40-foot pavement radius. The proposed road has a gravel surface and does not include curbs, gutters, or sidewalks. **The proposed design does not meet the county standard.**

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#### Summary Analysis

The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development.

The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

Per the narrative, the applicant is seeking to modify the Planned Residential Development (PRD, 17.180.060) with the intent to create a 15 residential lot subdivision to house adults with intellectual and developmental disabilities. Per the narrative, these lots will be fee simple and sold to participants in Adventures in Mission Ministry. The applicant states that these homes will be 1 to 4-bedrooms ranging between 1,000 and 3,000 square feet.

According to the submitted site plan, the development will create an internal road with a 50-foot right-of-way. The applicant is seeking a variance to allow a gravel surface on the internal road. The site plan does not reflect sidewalks to provide internal pedestrian connection. The applicant has not provided additional open space. A cluster mailbox unit (CBU) will be installed at the front of the development with three parking spaces proposed.

The applicant has proposed a walking path which will connect the residential development to the community center operated by Adventures in Mission Ministry at 6000 Wellspring Trail. The community center intends to offer day programs, training, employment, recreational activities, and meals for these



residents. The concurrent conditional use application (HZCU24-0035) is a request to expand the services at 6000 Wellspring Trail to service this property development.

The applicant has provided elevations for the single-family homes; however, the elevations do not incorporate changes in building material, texture, and/or color, which does not meet the architectural standards within a Planned Residential Development (17.180.060.B.9)

Per the submitted narrative, water services will be provided by City of Gainesville Department of Water Resources with service confirmed in a letter dated July 12, 2024. Sanitary sewer services will be provided by on-site septic systems.

The development standards for the project are described in the table below and are compared with the PRD requirements, (17.180.060):

Standard	PRD Requirement (17.180.060)	Proposed Development
Site Area	5 acre minimum	13.81± acres
Number of Units	-	15 residential lots
Density	2 units per acre maximum	1.08 units per acre
Min. Lot Area	8000 sq. ft.	35,000 sq. ft.
Max. Building Height	-	one story
Min. Open Space	30%	None*
Exterior Buffer	50 feet	20-foot buffer on the north property line adjacent to AR-IV residential property*
Front Setback (internal)	25 feet	30 feet
Side Setback	5 feet	10 feet
Rear Setback (Internal)	20 feet	10 feet*
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	-	1,000 sq. ft.
Garage – % of front façade	40% of the width of the residence (semi-flush design)	Not specified*
Minimum Sidewalk Width	5 feet	No sidewalk is included on site plan along Flourish Drive*
Cluster Mailbox Unit (CBU)	CBU with 3 short-term parking spaces	CBU with 3 short-term parking spaces
Note: Items marked with an asterisk (*) do not conform to PRD standards (17.180.080).		

**Based on the future land-use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan 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. This land use designation envisions low density at 1 dwelling unit per 1- 1.5 acres depending on public water availability. The development has a proposed density of 1.08 units per acre.

### **Zoning Analysis**

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

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 zoning proposal is suitable given the context of the surrounding area and the housing needs of the county. The proposed development has an overall density of 1.08 dwelling units per acre. The surrounding area consists of low-density residential and agricultural uses.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed Planned Residential Development (PRD, 17.180.060) 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, Planned Residential Development (PRD, 17.180.060)**
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; **It is not anticipated that the proposed rezoning will result in an excessive or burdensome use of existing infrastructure. The proposal has received an availability letter for water and will utilize private on-site septic systems.**
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, which envisions a maximum density of 2 dwelling unit per acre. The proposed development has an overall density of 1.08 units per acre.**
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; **The property is currently developed with a 1,174 square foot single-family residence constructed in 2008.**

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.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD, 17.180.060). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**
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; **No, the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.**
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 support an attached, single-family residential use based on the Future Land Use Map. However, the intention of this property is to connect housing with services provided by Adventures in Missions Ministries, which is adjacent to the subject parcel; therefore, the development as proposed cannot be developed in any of the existing residential or multi-family districts without Board of Commissioner approval.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **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.**

**A Planned Residential Development (PRD, 17.180.060)** allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.

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 – Departmental / Agency Comments**

**Hall County Environmental Health**

In an email dated September 5, 2024, Emily McGahee stated, “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process.”

**Hall County Fire Marshal**

In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

- 1) Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

**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:**

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**Traffic:**

1. Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted. If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
2. Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.

**Utilities:**

No comment

**Georgia Department of Transportation**

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