

Received 12.20.2024

Request: Shiloh Ranch PCD Zoning Amendment of 497.925 acres
From AR-IV to PCD limited use as Retreat Center with Conditions

Owner: Tanners Mill Circle, LLC

Location: 3509 & 3595 Tanners Mill Circle
3250, 3260, 3262, 3264 and 3334 Tanners Mill Road
4824 & 4836 Weaver Road
3585 Jones Lane
3267 Tanners Mill Road, which is 1.986 acres east of Tanners Mill, is also owned by Tanners Mill Circle, LLC, but is **not** part of the application

Executive Summary

The zoning application which accompanies this Letter of Intent seeks Hall County Board of Commissioners approval for rezoning of the referenced property from AR-IV to Planned Commercial District (PCD) for use as a limited use facility to be known as "Shiloh Ranch PCD".

The property will be developed under a unified set of standards specific to this location in accordance with this narrative, proffered conditions of zoning, and the accompanying conceptual site plan. The location and uses are consistent with the Hall County Comprehensive Plan's Chestnut Mountain/Candler Character Area – Rural Neighborhood Area, and is not known or believed to be inconsistent with any of the aims of the Comprehensive Plan. Furthermore, the PCD zoning district is the best district in Hall County's Zoning Code to accomplish the owner's development vision of mixed uses with limited impacts to the site, while being compatible with adjacent properties and well-suited to the area. The development timeframe is primarily the next ten years.

Site Description

The site is an assemblage of ten (10) parcels totaling 497.925 acres. It consists of Parcels Numbers 15025 000003A, 15025 000004G, 15025 000004I, 15025 0000065, 15025 0000066, 15029 00027A, 15029 000030, 15029 000031, 15029 000059 & 15029 000151. These parcels comprise Tract 1 and Tracts A, B, C and D in submitted surveys. The site has frontage along Georgia State Route 211 (Tanners Mill Road), Jones Lane, Tanner's Mill Circle and Weaver Road, but much of the interior of the property is not visible from the adjacent roads.

These roads are improved with City of Gainesville public water mains ranging from 6" to 12" diameter. Distribution mains and hydrants are already along Tanners Mill Road (12"), Sherman Allen Road (8") and much of Weaver Road. The site will be served by on-site private septic systems or Hall County sewer, if and when accessible. Fire and rescue services will come from Station 9 (5040 Poplar Springs Road), which is northeast of the property and Station 12 (4890 Winder Highway), which is west of the property.

The properties comprising the project have had a range of uses over time but are substantially unimproved/undeveloped. Former uses include a Historic Rural Industrial Complex and center for local commerce (Walnut Factory (1835-1870) and Tanner's Grist Mill (1886-1961). The Walnut Factory was a wool carding and spinning mill. As such the property served as a center for local commerce in the area for over a hundred twenty years.

From 1994-2011 local businessman Milton Robson of Milton Institutional Foods (now known as PFG Milton) purchased several adjoining land parcels as his ranch. For many years the property was a gentleman's farm with a 10,000 square foot residence, horse stables and a 40,000 square foot climate-controlled Car Barn which housed his hobby - a large vintage muscle car collection. The Robson collection was sold at auction by Sotheby's in 2010. In 2021 the property was sold to television producers to serve as the location for filming of a FOX television series, "Monarch".

Recently, the Robson Estate and some additional parcels have been purchased by Tanners Mill Circle, LLC, a Georgia nonprofit domestic limited liability company organized and operated exclusively for religious purposes within the meaning of Internal Revenue Code Section 501(c)(3). The owner would now like to use the property for a year-round religious retreat center and summer camp to be known as Shiloh Ranch.

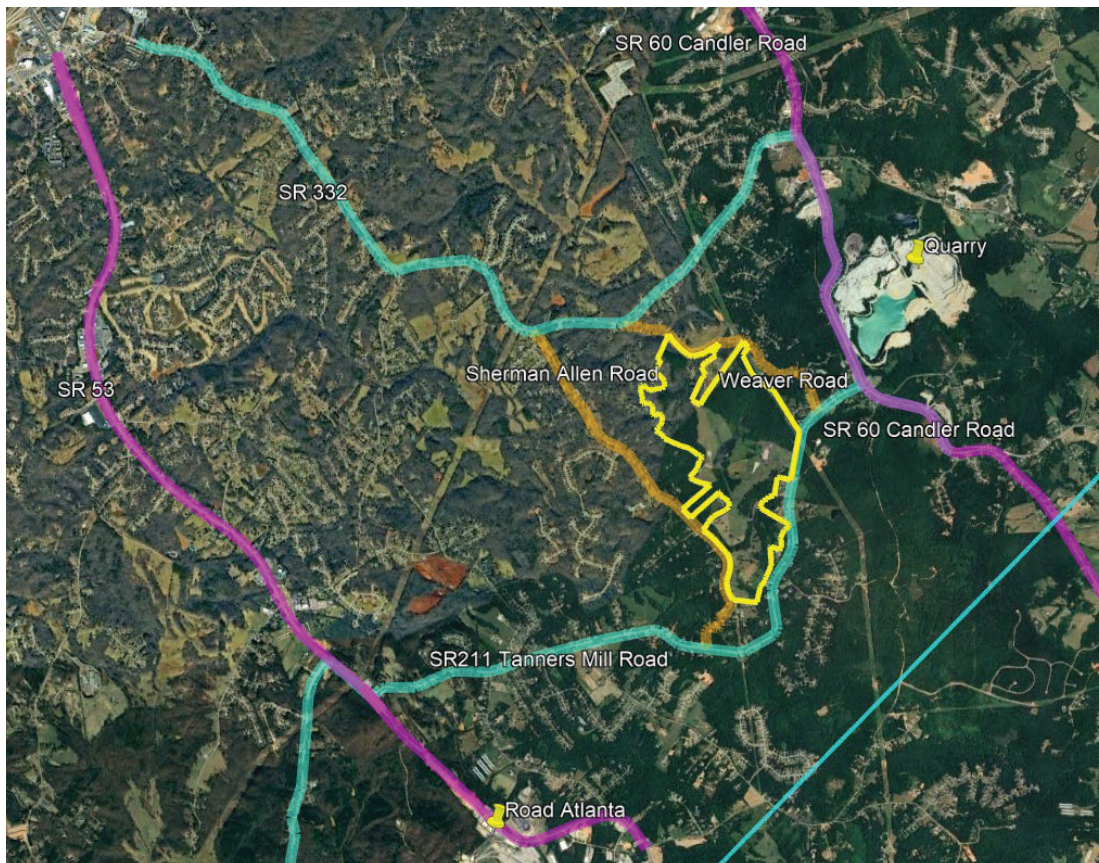
Adjacencies

The property is surrounded by residential uses and lot sizes in the R-1 and AR-IV zoning districts. Nearby zoning includes the large Heavy Industrial district zoned property on Candler Road approximately a half mile to the east.

Access

The primary entrance (shown as Main Gate Entry in the Conceptual Site Plan) will be from GA SR 211 aka Tanners Mill Road. This will be the only general-purpose public access to Shiloh Ranch. A secondary access (identified as Gate in the Plan) is for Emergency Services and employee access from Tanners Mill Circle. Existing access from Jones Lane and Weaver Road will be limited to access/use by employees only. All or portions of the property may be restricted vehicle access via keypad and controlled entry swing gates, or manned guard gate. All or portions of all buildings on the property may be restricted physical access.

The Area



The property is in the southeast portion of Hall County known as Chestnut Mountain, Candler, or the Walnut Creek basin. It is in the rapidly growing triangle bounded by I-85, I-985 and US 129. Walnut Creek (also known as the Walnut Fork) is the dominant natural feature in the area and on the property. It begins at the Lee Gilmer Memorial Airport in Gainesville and flows southeasterly into Jackson County until it reaches the Middle Oconee River west of Jefferson.

The area is well served by a network of US Interstates/highways, four state highways and two county roads:

GA SR 53 (purple west of the site) is a four-lane divided median highway. Locally, it connects I-985 in Hall at Oakwood with I-85 in Jackson County. Regionally, it connects Watkinsville, GA south of Athens with Cave Spring, Alabama.

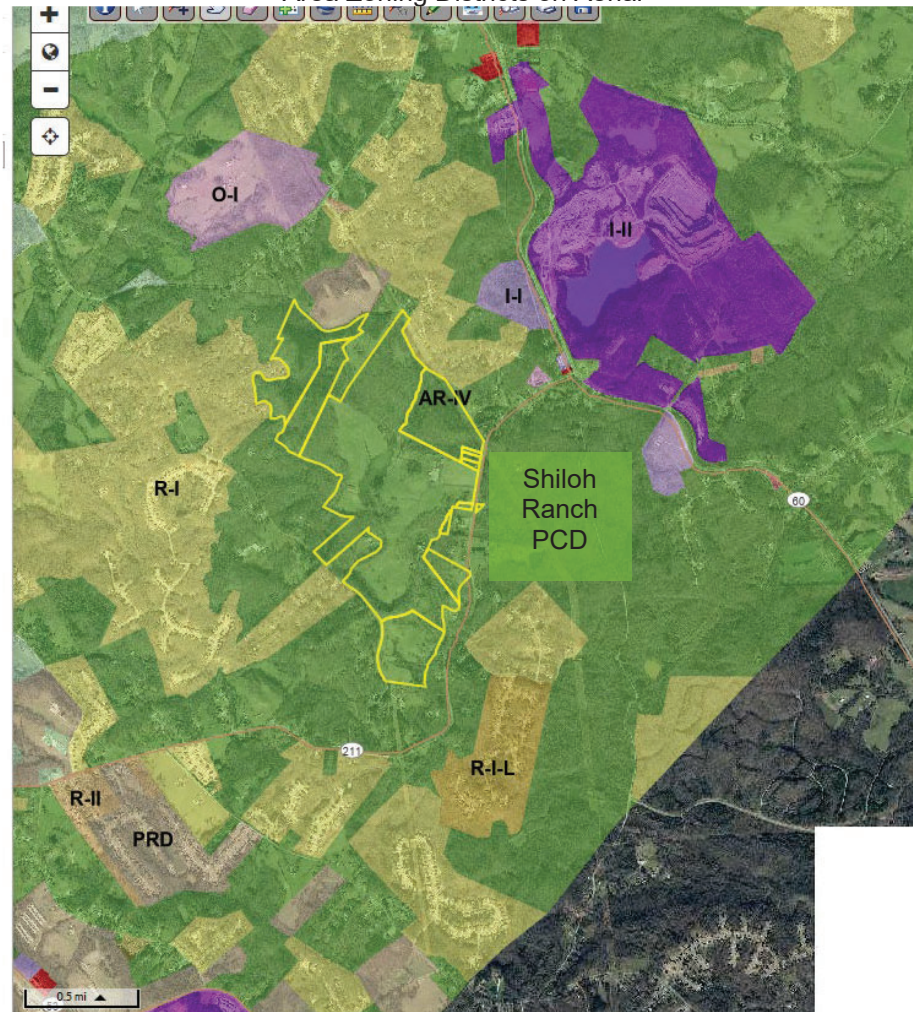
GA SR 60 (Candler Road – purple east of the site) is a two-lane state highway. It is the most direct route between the Braselton area and McCaysville, Tennessee.

GA SR 332 (Poplar Springs Road – cyan north of the site) is a two-lane state highway. In this part of Hall County, it is an east-west connector of GA SR 60 with GA SR 53. It also connects I-985 at Oakwood with I-85 to the southeast.

GA SR 211 (Tanners Mill Road - cyan) is a two-lane state highway to the south upon which the property has primary frontage. In this part of Hall County, it is an east-west connector of GA SR 60 with GA SR 53.

Weaver Road and Sherman Allen Road (noted in orange above) are paved two-lane county roads east and west of the property respectively. Both connect GA State Highways 332 and 211 (noted in purple) with each other.

Area Zoning Districts on Aerial

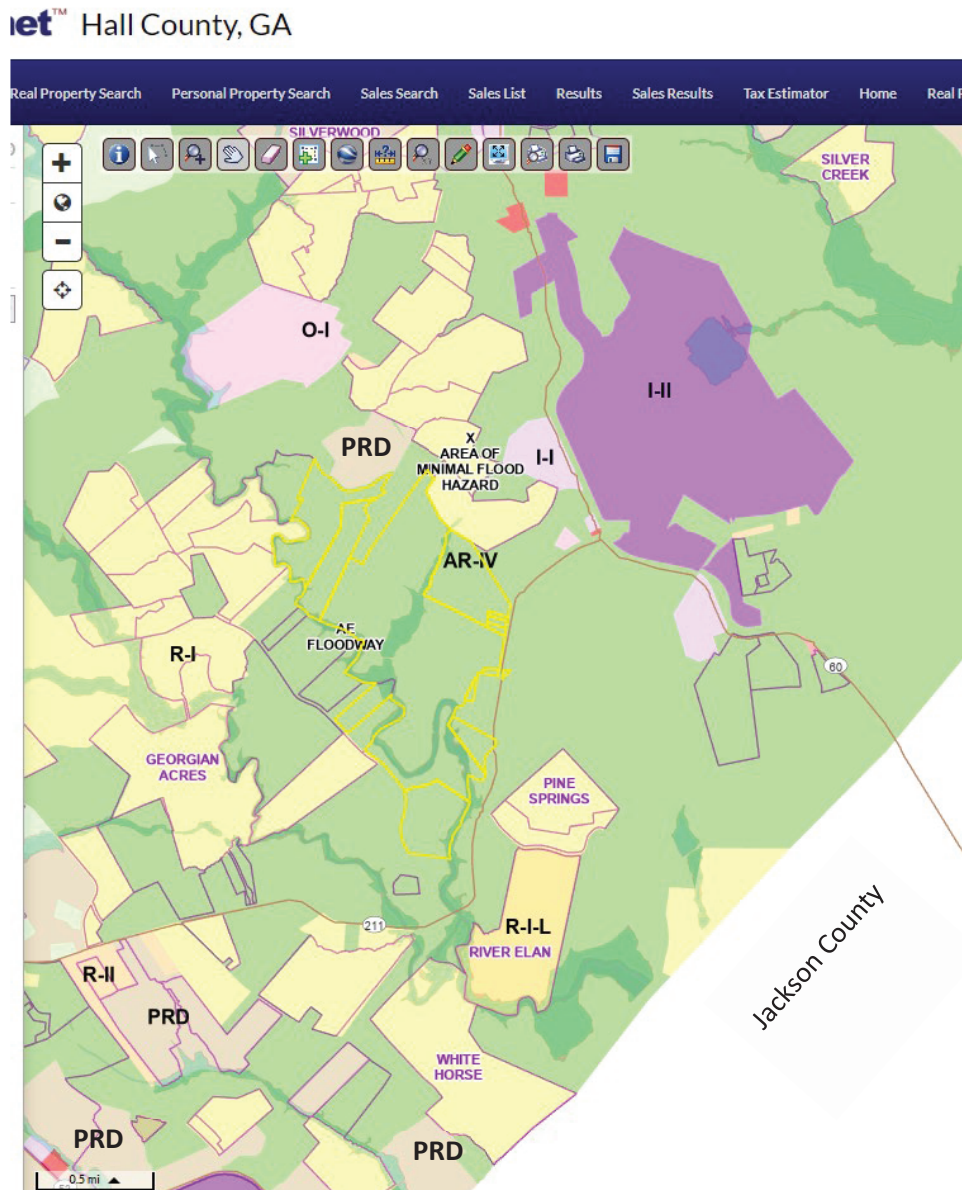


The Area (continued)

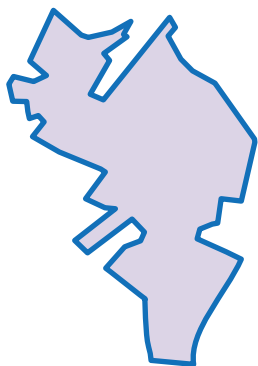
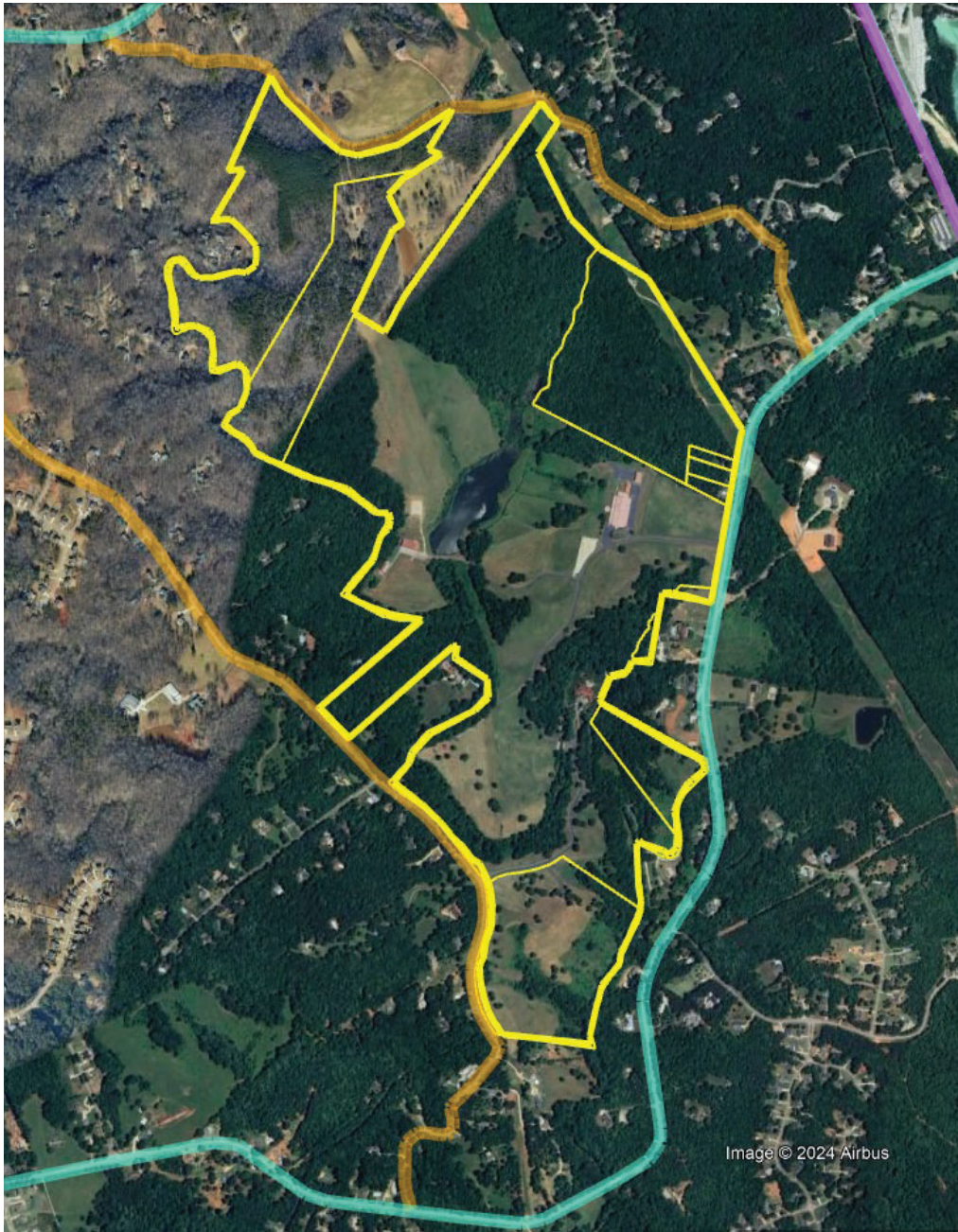
The property has good access and is within 9 miles (15 min) of Braselton I-85 Exit 129 at SR 53, within 6.8 miles (12 min) of Oakwood I-985 Exit 16, and within 5.5 miles (9 min) of US 129 at Talmo.

The area is not part of a Small Water Supply Watershed and has experienced significant development of residential neighborhoods over time. There are still several large undeveloped tracts remaining, but this area is projected to see significant further growth. The area has been evaluated for sewer and it is feasible for the subject property to be sewerred with gravity sewer and a pump station at its southern end with force main to other existing or planned sewer infrastructure. Until public sewer is closer, there is no plan to sewer the property.

Existing subdivisions (beige with purple outlines below) and floodplains associated with streams are superimposed on the current zonings in the area. Parcels outlined in yellow comprise the property assemblage. The tract in purple zoned I-II less than a half mile to the east is a large aggregate quarry.



Parcel Map



The heavy yellow line above and blue line surrounding the grey to the left depict the combined assemblage of parcels within the project. Both reflect the "Composite Exterior Boundary" (hereafter "Site Boundary" or Shiloh Ranch PCD District).

The Site

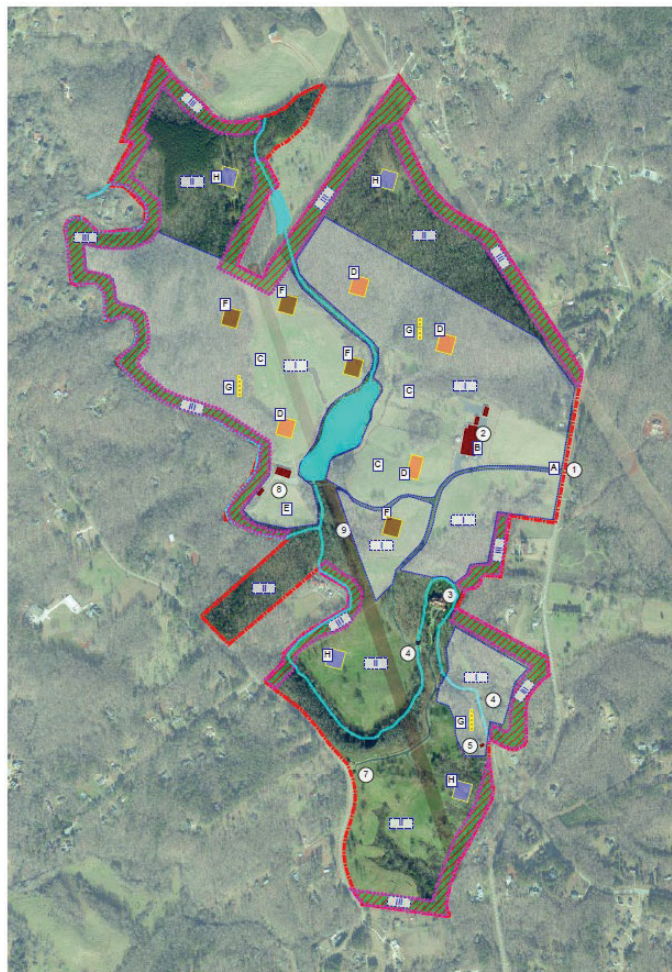
The R-1 and PRD districts are the zoning districts primarily associated with subdivision developments. AR-IV is a legacy zoning district where primarily undeveloped forested and former agricultural fields remain. There is little active crop cultivation other than hay pasture.

Development feasibility of the property based on sewer was evaluated by Rochester & Associates, LLC as part of marketing the property for sale in 2020. A realistic yield plan based on topography yielded several hundred lots net of buffers required for streams and wetlands and necessary internal roads.

Under the Shiloh Ranch request now presented, the amount of traffic and activity of the site will be substantially less than if it were to be developed to densities achievable as shown by the 2020 Concept Plan. Further, the overall impact to Hall County schools will be negligible because only a maximum of ten housing units will be occupied year-round.

Conceptual Site Plan

The accompanying BCA Studios Proposed Property Zoning Map is the Conceptual Site Plan. It reflects the current best understanding of how the property will be developed over time with additional construction not to exceed 390,000 square feet. Please note the Map/Plan may be subject to minor change in accordance with notes on the Map/Plan and contained in this narrative.



Perimeter Buffer

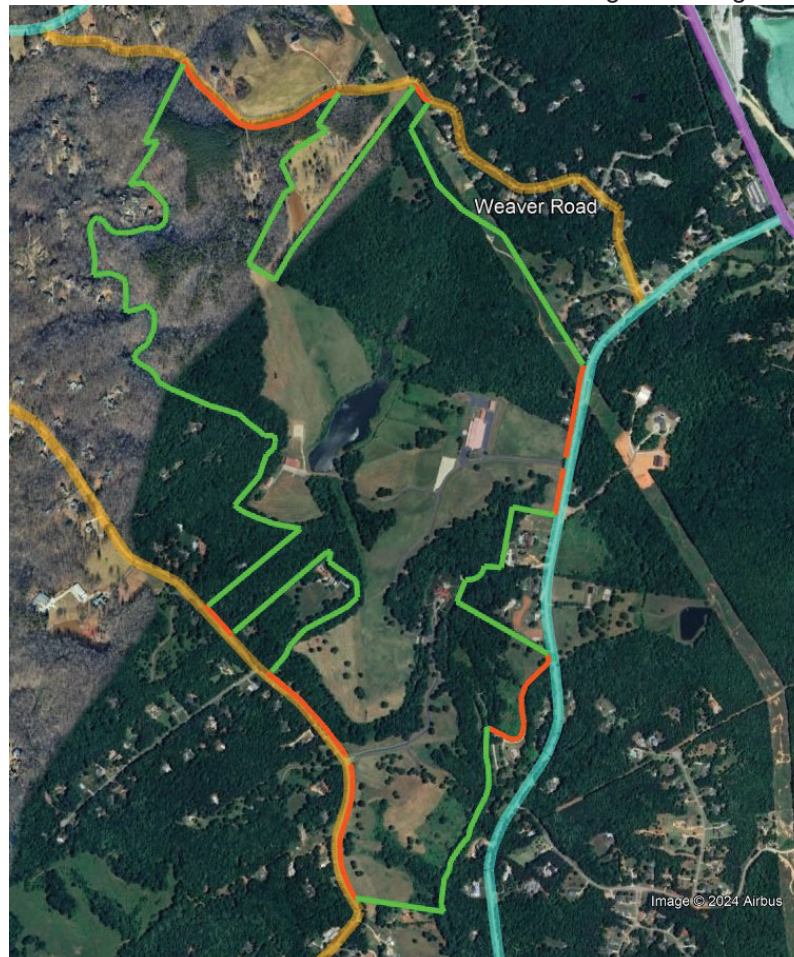
A minimum 100-foot wide planted transitional Perimeter Buffer (hereafter PBuffer) shall be maintained or established along the Site Boundary of the property where adjacent to non-ministry properties, except where adjacent to public right-of-way, in limited areas where structures already exist within 100 feet of the Site Boundary (e.g., power line easement, etc.) , or where improvements are determined necessary to demark and secure the property (e.g., entry monumentation, and security fencing/camera systems, etc). Please see the Map/Plan for detail of the PBuffer location.

No new buildings will be constructed within the PBuffer. However, existing buildings within the PBuffer may be repaired, rebuilt, or expanded in accordance with Setback requirements in Development Standards below. No loading, service areas, or outdoor storage shall be located within the PBuffer.

Trails and paths may meander through the PBuffer to connect points of interest but no substantial improvements other than trails, fences and walls in the PBuffer shall be made. Most of this area is already heavily forested and will remain so. Improvements in the powerline easements may continue to be maintained or improved.

The PBuffer shall be maintained in a healthy condition to provide an effective visual screen from the ground to a height of eight feet at maturity. If vegetation dies, or is otherwise removed, the vegetation shall be replaced by the owner. Best management practices of tree and shrubs pruning, thinning and species mixing and replacement may be used. No buffers shall be required internal to the property, except along previously undisturbed stream channels.

100' PBuffer – Green External Road Frontages - Orange



Development Standards

The following Development Standards are proposed to apply to this PCD District.

Minimum Lot Area – Not Applicable – The property is intended, but shall not be required, to be under single-entity ownership. Existing parcels may be combined or maintained in their current configurations at the owner's discretion. The property is not intended for further subdivision. If it is later subdivided, it will be in accordance with the Hall County subdivision regulations then in force.

Minimum Lot Frontage – This is also Not Applicable, because the property is not being subdivided. Existing road frontages are to remain. However, access points will be limited as detailed earlier. No new access points are being created, so no new blocks or lots are being created.

Front, Side and Rear Setbacks – For structures existing on the property as of the date of approval, the front, side and rear setbacks from the Site Boundary shall remain as they are presently. Existing buildings within 100 feet of the Site Boundary (within the PBuffer) may be rebuilt at their current location and may be enlarged, provided all new construction is ten feet or more further away from the Site Boundary. All new buildings to be constructed within the property shall be no closer than 110 feet from the Site Boundary to the nearest building line. Smaller structures such as security features, entry and feature monumentation, and signage may be within the PBuffer as described in the PBuffer section above and may be constructed adjacent to the Site Boundary. New buildings and structures shall be no closer than ten feet as measured between roof eaves. Buildings may, but shall not be required to, be connected by covered walkways.

Maximum Height – The maximum height for all buildings shall be fifty feet (50'), as measured from the structure's main building entrance to the ridgeline/apex of its roof.

Landscaping - Hardscaping and landscaping throughout the property, including but not limited to areas adjacent to external and internal roads, monumentation, feature walls, building and structure foundation plantings, screening, etc. shall be at the discretion of the owner. There is no requirement for landscaping within parking areas. Broad discretion is approved for selection and use of native, non-native and exotic trees, shrubs, plants and groundcovers, provided that known invasive species shall not be used. Where known invasive species may be found to exist, if any, they may be selectively removed or eradicated in bulk without notice to the County or may be allowed to remain. However, if any invasive species is found on the property, it shall not be propagated, cultivated, or otherwise allowed to spread from its current area of impact.

Sidewalks, Trails & Pathways – An internal system of sidewalks, trails, and pathways (paths) will be developed over time as decisions are made regarding the siting of key structures, functions and programs. In many places internal roads will share a pedestrian function. Broad discretion is given to the owner as to the location, dimensions and materials of construction for sidewalks, trails, and pathways. In situations where ADA accessibility standards apply, such as from paved parking to a building entrance, reasonable effort shall be made to comply with ADA requirements. Sidewalks along external road frontages are not required.

Outdoor Lighting – Street lighting is not required for the frontage roads or internal system of private roads. Broad discretion is given to the owner for parking lot, sidewalk, and building illumination within the property. Generally, lighting will be designed to avoid light intrusion onto adjacent properties or roadways, yet still provide sufficient lighting where needed for security within the property. Automatic changeable copy signs and externally mounted neon signs are prohibited within 100 feet of the Site Boundary.

Planned Uses & Details

The uses described below reflect the best current information available as to the planned development and use of the property. The needs and forms of effective ministry to the whole person (spirit, soul and body) change and other uses not currently identified may become part of the property over time. Additional buildings and uses related to those detailed below may be added to the site plan and approved for construction on the property.

Such a change or additional use, if any, can occur at an administrative level of review without further approval action required by the Board of Commissioners, only if the Director of Planning and Chair of the Board of Commissioners both agree in writing a written request received from the owner for modification of uses is:

- (1) consistent with the overall purpose and function of Shiloh Ranch, and
- (2) is minor in effect.

If the two cannot agree the matter is consistent with and minor, the owner shall be notified the matter, if pursued further, merits formal review as a zoning amendment. In that case the owner may make application for formal review and consideration of the matter with public hearings by the Planning Commission and Board of Commissioners. In either scenario (approval or denial of the letter request), the other members of the Board of Commissioners will be copied with the request and findings of the Planning Director and Chair of the BOC.

Planned Uses for which zoning approval is specifically being sought include a range of Day-Use Facilities and Overnight Accommodations. These terms are general and reflect the primary periods or nature of activity. Day Use Facilities will be primarily for large and small group activities conducted during daylight hours. Overnight Accommodations will be primarily used for small group activities during evening hours and at night. However, it is not the applicant’s intention to limit the use of any specific facility to a single use or specific hours.

No extended daily long-term use (year-round year-after-year use) of any facilities other than Staffing Accommodations is planned. Uses shown may be relocated within the property as best needed for overall efficiency of operations over time. There is no requirement that specific uses be undertaken in any specific sequence. Some building(s) or use(s) may not be built. No further county approvals shall be required to discontinue a use after its establishment or to change uses over the life of buildings.

Planned Uses	Maximum Number Allowed	Maximum # of Bedrooms per Unit	Existing Facility (SF)	New Facilities (Max SF each)
A. Day Use Facilities				
Chapel	2	NA		12k
Outreach Ministry Wholeness Facility Family Counseling Wellness Center	4	NA		25k
Activity/Ministry Center	1	NA	40k	Add’t 20k to max 60k
B. Overnight Accommodations				
Staffing Accommodations *	10	6	2	5k
Pastoral Retreats *	10	6	1	3.5k
Cabins/Cottages *	30	6		2.5k
Lodge **	4	50		40k
Day/Summer Camp				
Max additional construction 390k SF including max 500 additional bedrooms				

Shiloh Ranch Amenities, Support Areas & Miscellaneous Structures include Outdoor Gathering Areas, Activity Lawns, Pavilions, Maintenance Buildings, Guard House, Security Center, Boathouse, Stables, Barns, etc. The siting of these accessory structures is not shown in the Map/Plan and will be determined after decisions for location of the Camp and larger structures like the Chapel(s) and Lodge are made.

* - *Overnight Accommodation Structures will be built to Residential Code requirements*

** - *The Shiloh Ranch Lodge(s) may include meeting rooms, snack and/or dining facilities and assembly area(s) in addition to Overnight Accommodations. Each will be built to Commercial Codes.*

Day Use Facilities

Activity/Ministry Center – This is an existing building of roughly 40,000 SF, which may be expanded up to 20,000 SF for a maximum of 60,000 SF. It will be an indoor flex-space events facility with commercial kitchen, which can be used for group meals, meetings, conferences, activities, and religious services.

Chapel(s) – A chapel is being planned, but its location is not determined. It will be a maximum of 12,000 SF and will accommodate 300-400 people for a variety of religious services. A second chapel is also optional.

Outreach | Ministry | Wholeness Facility | Family Counseling | Wellness Center – Four ministry-focused buildings not to exceed 25,000 SF each are planned to minister to a range of needs of families and individuals at all life stages and types of need. Each building may be one-story or two-story.

Overnight Accommodations

Overnight Accommodations will be of five types, intended for exclusive use by members of the Ministry and their guests, or guest group users of portions of Shiloh Ranch. No overnight transitional, group home, or long-term rehabilitation facility will be housed or based on the property. None of the five types of accommodations are intended to be hotel rooms as the term is used in Georgia where they would otherwise be available for overnight lodging for advertised fee paid by the general or traveling public. Further, none of the Overnight Accommodations will be available to the general public via commercial lodging websites (no VRBO, AirBnB, etc.).

- (1) Staffing Accommodations (limited to ten (10)). The Staffing Accommodations may consist of either detached or attached site-built structures of from one to six bedrooms intended as permanent year-round accommodations for onsite caretakers, staff or other employees of the Ministry and their families. The Staffing Accommodations will be built to residential standards and can house up to twelve (12) individuals and will have the exterior appearance of a single-family home either with or without carport/garage. Staffing Accommodations may be used on a routine on-going basis only by direct employees of the Ministry. The intent is that one or more of the on-property employees would be present when members of the Ministry, their guests, or other attendees are present.
 - (2) Pastoral Retreats (limited to ten (10)). The Pastoral Retreats will be detached or attached site-built structures of from one to six bedrooms intended primarily as temporary or long-term accommodations and places of refuge, reflection, rejuvenation, restoration, and personal study, for pastors on sabbatical or missionaries on furlough. One of the Pastoral Retreat units will be the existing large single-family home on the property. It may be used by the ministry leadership as a residence or guesthouse. An additional nine units may be built to residential standards and can house up to twelve (12) individuals. Pastoral Retreats will have the exterior appearance of a single-family home either with or without carport/garage.
 - (3) Cabins/Cottages (no more than 30 cabins/cottages). The Cabins/Cottages are site-built structures with from two to six bedrooms, and one to six bathrooms with a central kitchen, eating area and group activity/discussion area, to be built to residential standards and to have exterior appearance as though a single-family home either with or without carport/garage(s). The Cabins or Cottages may be clustered in groups at various locations on the property or combined at a single location. On an episodic but on-going basis, each Cottage may temporarily house as a single group or in any combination:
 - a. unrelated families with children, with or without special needs;
 - b. married couples without children;
 - c. same gender widows/widowers;
 - d. same gender college and career singles;
 - e. adult- chaperoned youth;
 - f. youth chaperoned children;
 - g. special need adults with caregivers;
 - h. pastors and their wives; or
 - i. leadership from other ministries.
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- (4) Shiloh Ranch Center/ Lodge(s) – limited to four (4). The Shiloh Ranch Center/Lodge will be a commercial facility with temporary large group lodging accommodation in fifty bedrooms with bathrooms. Bedrooms may accommodate from one to four people at a time. The Center/Lodge may have meeting/activity rooms, a commercial kitchen and group dining room or may make use of food preparation at the Activity/Ministry Center or offsite. The Center/Lodge will accommodate larger groups seeking the experience of being together in one building than the Cabins/Cottages offers.
- (5) Day/Overnight/Summer Camp. The Day/Overnight/Summer Camp is planned to offer a traditional Christian church camp experience for single-day, overnight, weekend (two night-three days), or single-week accommodation for groups with interest in organized camp-type activities. Sleeping accommodation will be provided in bunkhouse settings (e.g., one room with beds for eight to twelve campers with counselor/chaperone) and/or in combination with the Cabins/Cottages. Bathhouses/restrooms will be segregated age (adult/child) and sex (male/female).

A centrally located dining hall, devotional area and dispersed activity pavilions/venues (e.g., archery range, arts & crafts lodge, camp store, etc.) may be constructed for the camp. The pond on the property is not large enough to support daily swimming by large groups, so swimming pool(s) (whether outdoors or indoors) are a possible use associated with the camp and are approved. The Day/Overnight/Summer Camp is not a campground and does not accommodate recreational vehicles (RVs), but may offer tent camping on platforms, on the ground, or primitive camping.

All, some or none of the Cottages may be operated from May to September as part of the Camp. Camp operations may extend by day or overnight trips off the property to the many natural attractions and activities of the region.

All Overnight Accommodations may also be used to provide accommodation for up to six months for families or individuals impacted by health, loss of a home to fire, natural disaster, or similar documented need approved by the Ministry.

For Overnight Accommodations on the property of the Shiloh Ranch “temporary” will mean for periods of time ranging from less than a day to no more than thirty consecutive days, unless otherwise specified. “Long-term” will mean from periods of thirty consecutive days to no more than one year (365 days). All Overnight Accommodation buildings may be used for ministry purposes.

By mutual agreement with other ministry entities, religious groups, para-church organizations, non-profit organizations, or for-profit entities, any portion of, or the entirety of the grounds, any building, or combination of buildings and grounds, up to the entirety of the Shiloh Ranch property, may be rented or leased on a temporary basis, whether on a one-time or recurring basis.

The Ministry may charge members and guests for use and/or cleaning of the Cottages and may provide for meals and compensation for the same in the Cottages, in a central dining facility, or elsewhere on the grounds.

Amenities

A range of amenities are planned for Shiloh Ranch to be used by members and guests. These include, but are not limited to, walking paths and hiking trail(s); equestrian trail(s), stables, hay barn and exercise paddock; indoor/outdoor recreation courts and fields; outdoor activity lawn(s); firing range including skeet; putting green(s); dog park(s); canoe/kayaks; fishing pier/dock; low and high elements ropes/challenge course; fireside chat campfire ring, etc.

Miscellaneous

A. Events

Regular and special events on the property will occur on a schedule that is currently not determined and is likely to vary over time. Events may include but are not limited to: individual, small group and large group activities, retreats and camps that are age-specific or mixed ages for children, youth, young adults, adults and senior adults involving religious instruction, inspirational music, game and competitions, religious ceremonies (e.g., weddings and baptisms), holiday celebrations and remembrances, etc. Events may be members-only, members and guests, or open to the general public. Hours of activities will generally be 8 am to 8 pm with occasional events to 9 pm, but during summer camp the hours of activity may range from 6:30 a.m. to 10 pm.

B. Accessory Uses

Outdoor Storage Areas – Permanent outdoor storage for the purpose of sales or auctions to the public will be prohibited, as will outdoor storage of recreational vehicles, boats and other watercraft and automobiles. Designated outdoor storage areas for equipment and materials typically associated with a retreat ministry/camp may be established and maintained on the property provided such areas, if any, are located no closer than 150 feet from the Site Boundary and in combination comprise no more than five (5) acres of the overall property.

C. Pond

One small pond roughly in the middle of the property, has been impounded on Walnut Creek for many years and vegetation around and within this waterbody has varied over various points in time. Although the intent is to maintain this pond of roughly six (6) acres as a water feature, there is no requirement or voluntary commitment to do so in perpetuity. Routine maintenance and repair of damage to the dam may be performed as needed. The pond may have a pumped system of recirculating flow for oxygenation or to serve as a feature (such as a fountain). If the owner decides to permanently breach the small dam on the property that created the pond, the stream restoration will be in accordance with requirements of Hall County and the Georgia Environmental Protection Division then in force for conversion of other privately owned water bodies to natural flow.

D. Internal Roads

Roads existing within the property are private and will remain private. The replacement, widening or lengthening of the roads, and addition of new internal roads over time, will not be required to be built to county public road standards. Covered bridges are present at two crossings of Walnut Creek and may be maintained, rebuilt, or replaced over time. The bridges will reflect the character of the overall site, but load rating, clearance height, width, design and materials of construction will be at the discretion of the owner. Because of the low volume of vehicles using these bridges, they may be one lane bridges with yield conditions on both sides of each bridge, which is intended for alternating “give-a-gap, take-a-gap” alternating sequencing of vehicles on either side of the bridge

E. Parking

Driveways and primary parking areas may be any combination of pervious or impervious paved asphalt, concrete, pervious blocks, brick, or compacted rock, stone or gravel. Secondary overflow parking may be grassed pasture.

F. Utilities

Water is already available at the property and will be supplied by the City of Gainesville system. The property will be served by either on-site private septic systems or by tie-on to public sewer at the discretion of the owner.

Applicant Responses to 17.380.060 C Questions

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property. *Response: Particularly by virtue of a 100' vegetated buffer where this property adjoins privately owned properties, the zoning proposal is suitable given use, development and zoning of adjacent and nearby properties.*
 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. *Response: No, it is not anticipated that any of the proposed uses either individually or in combination will adversely affect adjacent properties.*
 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *Response: The property does not have reasonable economic use as currently zoned, by virtue of the zonings and uses on adjoining and nearby properties. AR-IV is a remnant zoning category no longer suited to this property.*
 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, utilities, schools, police protection, fire protection, public health facilities or emergency medical service. *Response: The development will not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities, or public services. In fact, it will result in far less impact than its most likely alternative development configuration as a large single-family neighborhood.*
 5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area. *Response: The Hall County Comprehensive Plan update of June 2022 has identified this area of the County as Rural Residential and bordering Residential and between the Employment Corridor of Candler Road and the Mixed-Use Corridor of SR 53. Although the proposed combination of uses is not explicitly identified, the overall proposed development plan is consistent with and compatible with the intent of the Rural Residential area.*
 6. The extent to which property values are diminished by the existing zoning restrictions. *Response: The existing AR-IV zoning district severely restricts the property's use and substantially diminishes its value. It is a legacy holdover zoning from several decades ago and does not reflect changes in character and zonings of nearby and adjacent properties. It does not reflect economically viable uses of the land in this rapidly growing portion of Hall County.*
 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. *Response: No clear objectives regarding the public health, safety, morals or general welfare have been described by the County as being promoted by the existing zoning district.*
 8. The relative gain to the public as compared to the hardship imposed upon the individual property owner. *Response: No clear public gains are known, whereas the hardship to the owner can be clearly shown.*
 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. *Response: The property does not have to be vacant as zoned to be a substantial hardship.*
 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.
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Response: Existing and changing conditions in unincorporated south Hall County can be clearly shown by aerial photography, public records, media accounts and other means. In combination these changes clearly support approval of the requested change.

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning." *Response: No true "spot zoning" would occur if the property is rezoned to the requested PCD district. The amount of AR-IV zoning in this part of south Hall County has steadily declined over time as shown in this application's reference to the Hall County Zoning Map.*

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area. *Response: The present zoning district boundaries do not appear intentionally drawn to reflect changes (or public objectives) in the area. Instead, they reflect the net effect of a series of changes over time as other development approvals have been granted.*

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood. *Response: No - the request is not out of scale with the needs of the immediate area or county as a whole.*

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned. *Response: No other already appropriately zoned, similarly situated parcels of comparable size, location, road access, topography and access to utilities can be found in south Hall County.*

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment. *Response: No, the request could not be handled instead by a variance.*

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted. *Response: Land disturbance activities on the property will be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted. In fact, the risk of adverse impacts is much less under the presented request than under typical development activity for single family housing.*

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. *Response: It is unclear how long ago the property was zoned to AR-IV, but it was evidently quite some time ago and may coincide with the original creation of zoning districts in Hall County. It may have been the most appropriate zoning district at that time, but no longer is as evidenced by the numerous rezonings in the area from AR-IV to other districts.*

Proffered Conditions of Zoning

Based on the foregoing range of uses for this PCD at this location, the applicant agrees to be bound by the following conditions of zoning approval.

1. The planned uses shall be subject to development caps shown on page 9.
 2. The site shall be developed in accordance with the conceptual BCA Conceptual Site Plan (Property Zoning Map) and this Letter of Intent submitted as part of this application. Minor changes as to location of units within the site and number of units by type can be approved by the Planning Director provided there is no increase in the number of units beyond its corresponding maximum.
 3. The features and design elements shown in representative images provided in conjunction with the site plan shall serve as the general palette for architecture of buildings to be constructed within the project. Authority to administer design-related matters of the Shiloh Ranch PCD District are delegated to the Hall County Zoning Director, with right of appeal by the developer to the Hall County Planning Commission.
 4. The development shall follow all Hall County development review processes and stormwater requirements as established by the Official Code of Hall County and any other applicable agency.
 5. These Conditions of Zoning Approval shall be placed on any plat or site plan prepared for the property.
 6. Prior to issuance of a building permit for individual parcels, a master sign plan shall be submitted to the Planning Director for approval.
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