

ZONING REPORT – LOVE YOUR STORY CO

Project Information

Property Owner(s):	Love Your Story Co
Applicant:	Abby Burle
Parcel ID:	11060 000069
Property Address:	4436 Thompson Bridge Road, Gainesville, GA 30506
Lot Size:	7.74 Acres
Frontage:	302 ft.+-
Purpose:	Request to rezone from R-I to PRD
Code:	Unified Development Code (UDC) of Hall County, GA adopted Nov. 14, 2024
Application Date:	January 17, 2025

Report & Operational Narrative**Existing Use**

Upon recent adoption of the UDC, the subject property changed zoning classification from R-II to R-I; see Table 1.1 Zoning Districts for reference. We are requesting to rezone the property from R-I to PRD Planned Residential Development.

The property is a vacant single family residential lot and includes an existing 920 sq. ft. single-family detached home that is situated on 7.74 acres of mostly wooded land. The home is not habitable and will be demolished as part of the proposed improvements. Existing utilities include public water, overhead electric, and private septic. There is also an existing domestic water well that is no longer used that will be abandoned in place.

The property has 302 ft. +- of road frontage along Thompson Bridge Road and there is an existing driveway in place to provide access to the property.

A full property boundary survey was completed on 9/20/2024 with the plat recorded on 1.17.2025; this is attached to this report.

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Proposed Use & Development

The proposed use is Residential / Nonprofit. The proposed zoning is PRD.

The property owner, Abigail Burle, runs a locally owned non-profit called Love Your Story Co that provides free temporary housing for families visiting Gainesville for medical/therapy intensives for children with special needs. They currently provide this housing via a 1200sf single family home and have quickly outgrown this space. They have purchased the subject parcel with the intent to construct homes that provide for the ADA needs of their guest families. They plan to continue offering these homes at no cost to their families.

The operational narrative for Love Your Story Co is attached to this report. Additionally, a letter of support and recommendation from Lila Weaver, Habitat for Humanity of Hall County's Executive Director is attached.

Existing and Proposed Buildings and Uses

The existing single-family house will be demolished. A pre-demolition asbestos survey was performed on 10/21/2024 and indicated the kitchen and bathroom floor of the existing house are positive for asbestos and need to be removed before demolition of the house. The existing well will be abandoned in place.

The results of the pre-demolition asbestos survey is attached to this report.

The proposed buildings will be constructed in accordance with Section 2.2 Design Standards of the UDC. The buildings include four (4) single-family detached villas for guest use, one (1) single-family detached house for the property host and one (1) multipurpose Gathering building to serve the guests and community. The proposed villas and host home will be site-built single-family detached dwelling units.

The proposed structure sizes and uses are reflected on the attached Site plan. The Architectural design for the Villas has been completed through the design development phase. All of the accessory structures will match the architectural theme & materials of the Villas.

The Architectural design drawings and the basis of design for construction and materiality for the structures is attached to this report.

Site Development

A Site plan and Rendered Conceptual master plan both reflecting the proposed improvements are attached to this report. Topographical survey was performed on 11.19.2024.

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Based on the Fire Marshall's initial feedback, we have included a 20 feet wide access drive with emergency access turn around. A fire hydrant has been located in proximity of all homes on the property. We are providing the fire hydrant in lieu of providing 13R systems within the individual structures.

Based on Hall County Engineering department's initial feedback, we will provide a hydro study during the LGP process in order to satisfy their requirement to provide a water quality study that accounts for all proposed impervious development.

Off-street parking will be provided as shown on the Site plan. Each of the villas & the host home will have 2 spaces per dwelling unit; the Gathering building will have 16 spaces.

Additional guest amenities will include walking paths, garden shed, pavilion and common play area.

A gated entry and fence will be provided.

We are requesting a variance to provide a 30' vegetative buffer in lieu of the 50' requirement.

A tree protection survey and plan will be submitted for approval during the permit process.

Proposed open space areas are detailed on the Site plan and calculations are provided on the plan.

Site lighting will be low level, non-spill type.

An entrance sign will be installed near the property entrance in compliance with Section 8.6.11 of the UDC. The current design includes a hanging timber sign located near the front of the property.

Utilities

1) Domestic water will be provided by City of Gainesville. *The letter of commitment for this project is attached to this report.* 2) Sewer service will be via private septic. A Level III Soils investigation was performed on 9/06/2024 and generally indicated suitable soils for septic in the proposed areas of development. *The soils report and map are attached to this report.*

A summary list of all attachments referenced in this report is included below. Additional supporting documents have also been included.

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Attachments

Recorded Plat by M&A Land Surveying & Civil Engineering

Operational Narrative by Abigail Burle, Executive Director at Love Your Story Co

Letter of Support/Recommendation by Lila Weaver, Executive Director at Habitat for Humanity of Hall County

Pre-demo Asbestos Survey dated 10/21/2024 by Georgia Asbestos Testing

Architectural Design dated 1.16.2025 by draaw Studios

Site Plan & Rendered Conceptual Master Plan dated 1.16.2025 by Land Design Group

Topographical Survey reflected on Site Plan dated 11.19.2024 by M&A Land Surveying & Civil Engineering

Letter of Commitment to provide Domestic Water by City of Gainesville was requested 1/15/2025 and will be provided on receipt

Level III Soils Report & Map dated 9.13.2024 by Earthworks Environmental Services LLC

Who are We and Why LYS

Ryan and Abigail Burle live by the statement that “loving our kids has always been easy, but loving our story? That’s been a process.”

Beginning: On May 15, 2017, Abby gave birth to triplets 16 weeks early. They spent the first five and half months of their lives in the NorthEast Georgia Medical Center NICU. They watched them grow from one-pound babies fighting for their lives to eight-pound babies who were ready to come home. The Burle family had their eyes opened to the impact that long medical stays can have on families (financially and emotionally).

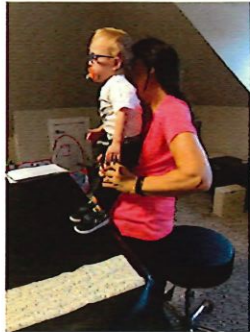


Fast Forward: The Burle family has traveled all over the country to receive medical care. Sometimes it’s brain surgery, sometimes it’s pediatric therapy, and sometimes it’s Dynamic Movement Intervention. They have been to Philadelphia, Tulsa, Austin, and even Toronto to receive care for their children. Insurance does not pay for travel for intensive treatments and sometimes, it doesn’t even cover the cost of care. The Burle Family spent close to \$60,000 out of pocket in the first two years of the triplet’s lives. Fortunately for them, they were in a community that embraced them and helped to lighten the load.

Most families don’t understand what it’s like to be under constant financial and emotional stress related to disability care. Most families don’t get it when your family’s normal is weeks at a time in the PICU, traveling several times a year for care, or needing accommodations just to play at the park. You don’t feel seen. You don’t feel cared for. It can be really isolating.

The bright side? Meeting families who DO get it, makes you feel so much less alone.

About five years ago, Abby started meeting other families like hers', who had to travel to get the medical care their kids needed. Eventually, we started traveling together. It was such a relief to have a community when Abby was in cities she didn't live in for up to three weeks at a time. And it was a huge financial relief to share the cost of a home rental with other families.



And the question behind Love Your Story was born: What if we (you and I) can provide belonging to families who are traveling to OUR community for their kids' care?

What if we welcome families right here, in Gainesville, Ga, who are going through what we often went through in other cities? And what if this act of making the world a little easier to navigate helps us love our own story a bit more? (Spoiler: it has)

And, LYS as a non-profit, and our first program, Molly's House was born. Molly's House (below) a free home for families who are traveling for their kids' care, was born in May of 2022 (Now features a wheelchair ramp out front).

Some non-profits start with a vision, we are NOT one of those, we started with a Hall County NEED.

Love Your Story and Our Mission

Love Your Story (LYS) provides respite and belonging for families impacted by disabilities and medical journeys. LYS believes that everyone deserves to belong, but most spaces aren't created with families impacted by disabilities and medical stays in mind.

- From insurance not covering costly medical treatments (not to mention travel costs for care)

- Average therapy cost for three weeks \$15,000 - \$30,000

- Average AirBnB cost for three weeks in Hall County \$3,000 - \$7,000

- Average meal cost for three weeks \$2,000 due to eating mostly at restaurants

- To knowing other families that don't understand what you're going through

- To the emotional toll of navigating (and seeing your kids navigate) a world that isn't set up to include your family

It's a lot for any one person or family to hold. But together, we can make life easier for one another.

We CAN create spaces where families impacted by disabilities can rest physically and financially while traveling into Hall County.

Housing: Insurance *might* cover the care kids need, but they don't pay for three weeks of housing when traveling from out of state. **Molly's House** (2021 - present), a LYS program, is a free place for families impacted by disabilities/medical needs to stay in Gainesville, Ga.



Community: Most families don't understand what it's like to spend weeks in the PICU or therapy centers. It's important to be able to connect with other families who get it. And LYS builds community around meals, coffee dates, and family activities.



Education: Most people aren't taught much about disability rights or disability history. We're on a mission to change that, starting with mission forward books. LYS published its first book, *Around the Table*, in 2024. The fully inclusive children's book invites the reader to be the first person to pull up a seat at the table. In just under six months, LYS has sold over 1,000 books and donated over 1,500 to local schools to educate K-5 students on the power of belonging and inclusion.



LYS lives out the mission, *when we make it easier for one family to belong, we make it easier for every family to belong.* This isn't just about families impacted by disabilities, It's about creating a world where all of us are seen and supported. ***A world where - when someone in our community (Hall County) is going through a hard time - we DO something to lighten their load.*** A world where we recognize when we're not including everyone, and we try to be better at it.



Check out just some of our community partners, donors, and volunteers in action! Molly's House, currently located off Mountain View road in Gainesville, Ga, is a place



families across the country can stay when they receive pediatric neurological rehab for 2-3 weeks at a time. When these families come, they need a place to stay. 60% of

families whose kids are in intensive therapy are coming from outside our county. LYS partners with two Hall County clinics, Tender Ones Therapy Services and Haven Kids Therapy Team. And an additional two clinics, TOTS in Dacula and BrainVive in Cumming.

*LYS is in early conversations with the NEGA Hospital to see if we can collaborate and offer longterm stays for NICU families and beyond. LYS began this conversation in Fall of 2024 with Nancy Colston and Letrell Simpson.

As of June 2022, Molly's House has served 58 families from 13 different states.

Families impacted by disabilities already spend 18-22% of their income on care for their kids. And we know there aren't grants out there to give them financial assistance for AirBnBs during medical stays, much less the cost of food. Unfortunately, for many families, this financial barrier means their kids can't access care.

Here are some of the families who LYS has gotten the privilege to know and serve.



LYS doesn't think it should be that way, which is why we rallied hundreds of donors and bought Molly's House: a three-bedroom home, minutes from TOTS and Haven (less than 8 minutes) and only 35 minutes from TOTS Dacula and BrainVive in Cumming.

Even though Molly's House is great, it is not equipped to meet all the needs of our families. The problem, it was built in the 1950s (before ADA regulations) and is less than 1,000 square feet. Additionally, Molly's House also doesn't allow for families to stay TOGETHER for the community living to take place.

LYS's Solution

In 2024, LYS purchased 7.7 acres off of Thompson Bridge Road, only 14 minutes from the NEGA Hospital, 12 minutes from Tender Ones Therapy, and 10 minutes from Haven Kids Therapy. With a much larger tract of land, LYS can now dream and serve families by providing a completely ADA accessible and disability friendly place to stay. *A place of intentionality that screams to proclaim, you belong in our community.*

Because LYS strives to create community amongst families going through treatment at the same time in local clinics, the 7.7 acres will provide the opportunity to host multiple families at a time. Imagine that instead of one home, five homes that could serve five to eight families (depending on family size) at a time?

By being able to build multiple universally deigned homes on the new Thompson Bridge property, we will be able to serve our FULL mission by creating spaces of belonging for families impacted by disabilities by offering them physical and financial rest. They will be able to gather around a fire pit, sip coffee on an accessible trail, gather in the community room and build that lasting community. The Burle family knows well the need for places of belonging.

Yes, LYS gives families a free place to stay, but with the new land and ability to build a gathering center, aka a community room, we will be able to offer all families a central place to gather as one.



The large gathering center will be a space for communal dinners and lunches, family activity time, a gym for families to relieve stress during treatment, and an opportunity for the LYS team and a larger Hall County community to gather and serve families impacted by disabilities.

Currently, LYS uses Elevate Dance Studio in Downtown Gainesville for larger lunch and dinner gatherings. When families are in town, they are given the opportunity to receive free meals provided by the LYS team and volunteers. It's an opportunity for all families to meet and build community. With the Gathering Center located on the 7.7 acres off Thompson Bridge, it will allow more accessibility and easier access for the families to build community.

The 7.7 acres off of Thompson Bridge isn't just a dream for LYS, but a necessity for our community to create space for families impacted by disabilities and

medical stays. LYS is ecstatic about watching the five homes and gathering center come to life, and work together with the Hall County community to meet the needs of an incredible group of people who have long gone unseen and unserved.

We are proud of the team around LYS, JC Builders, Corey McGail, Leigh and Jason Justice with Land Design Group, and Gregg Venable with Draaw Studios who have committed and made our dreams come true on paper. Our partnership with Habitat Humanity will help bring the buildings to life and become a true community build. We are thankful for Lila Weaver and her Faithful Few team. Our gratitude runs deep for the Shirley Family, Charlie and Dancy Wynne, and Chattahoochee Group that have financially invested to make our ideas come off of the paper (As well as, 762 additional donors). And to Hall County, we look forward to your partnership to make LYS's dream become a reality in serving our community on a deeper and personal level.

Abigail Burle
Love Your Story Executive Director

Brittney Nowak
Care Coordinator

Executive Board
Beverly Filson
Luke Pollock
Elizabeth Jacobs Higgins

Advisory Board
Anissa Balch
Joy Banks
Jess Owens
Jordan Benfield
Bria Kellar
Lacy Febrache
Laurie Brown
Ryan Burle
Meri Kate Boynton