



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: April 7, 2025

Subject: **4436 Thompson Bridge Road | Rezone | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract| Zoned R-1 & V-C; Tax Parcel 11060 000069 | Proposed Use: Non-profit residential development| Abigail Burle, applicant**

The request before you is from Abigail Burle to rezone from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) for a nonprofit residential development. This item is located within Commission District 3.

At their March 17, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with five (5) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the residential nature of the surrounding properties.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **four (4) people spoke during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in general accordance with the site plan dated January 16, 2025, and as described in the project narrative dated January 17, 2025, and other application documents. Any discrepancies in the submitted application or proposed uses that do not conform to the Hall County Unified Development Code shall be reviewed and interpreted at the discretion of the Director of Planning and Zoning, or their designee.
2. Access to the development shall be approved by the Georgia Department of Transportation (GDOT). Any costs associated with these improvements shall be the responsibility of the developer.

3. Final review and approval of building elevations shall be subject to the Director of Planning and Zoning or their designee.
4. The development shall be compliant with the regulations of the Hall County Fire Marshal, Environmental Health, and Engineering.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.