



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: October 27, 2025

Subject: **5424 Mulberry Preserve Drive | Special Use | On a 0.59± acre tract | Zoned R-1; Tax Parcel 15043F000130 | Proposed Use: Group home | Karen Woodroffe, applicant**

The request before you is from Karen Woodroffe for a special use for a group home to serve at-risk youth in foster care. This item is located within Commission District 1.

At their October 6, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (4-0, Davidson absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Suburban Neighborhood, Medium Density" future land use designation within the Comprehensive Plan.

There were **six (6) comments submitted** in advance of the Planning Commission meeting and **five (5) people spoke during the public hearing (one person in favor and four in opposition).**

Planning Commission Conditions:

1. The property shall be developed in accordance with the concept site plan and as described in the project narrative dated August 5, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering.

3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
4. This approval shall be applicable to this applicant only. Should the ownership of the subject property change, the approval shall become null and void.