



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (11/10/25)

REPORT TO: Voting Meeting (11/13/25)

ITEM NO: 633/2025

SUBJECT: **5424 Mulberry Preserve Drive | Special Use** | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | **Proposed Use: Group home** | Commission District 1 | **Karen Woodroffe, applicant**

Meetings:

Work Session Date: 11/10/25

Voting Meeting Date: 11/13/25

Executive Summary:

Presenter: BG

Recommendation:

Approval with 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.

Purpose of Request:

5424 Mulberry Preserve Drive | Special Use | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | **Proposed Use: Group home** | Commission District 1 | **Karen Woodroffe, applicant**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Maps

Plat

Deed

Email Chain with RCCL

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Public Comments

Notice Sign