

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Rochester | DCCM c/o Bradley Dunkel

Request (A) **Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U)
(B) **Special Use** | for outdoor storage, major in Mixed Use (M-U) and GCOD
(C) **Variance** to section 6.2, GCOD standards
(D) **Variance** to section 5.4.2 from M-U standards

Proposed Use Mixed use development

Size 25.90± acres

Zoning **Current:** Residential 1 (R-1) and Suburban Shopping (S-S) | **Proposed:** Mixed Use (M-U)

Location **2632 Sardis Road** | Tax Parcel 10071 000136

Commission District Two

Commission Date December 11, 2025

Staff Recommendation (A) **Denial**, as the proposed project is inconsistent with the intent of the “Regional Activity Nodes and Corridors” future land use classification within the Comprehensive Plan as well as the intent of the Mixed-Use (M-U) zoning district.
(B) **Denial**, as the proposed outdoor boat and RV storage component of the project is not consistent with the intent of the Mixed-Use zoning district or the “Regional Activity Nodes and Corridors” future land use classification within the Comprehensive Plan
(C) **Denial**, as there is no hardship pursuant to Section 11.1.1.D.11
(D) **Denial**, as there is no hardship pursuant to Section 11.1.1.D.11

Record Number..... (A) HZON25-0051
(B) HZCU25-0052
(C) HVAR25-0058
(D) HVAR25-0066

(A) Staff recommends DENIAL of the applicant’s request. However, if the Commission chooses to approve this request, Staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan and narrative dated December 8, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 15 townhomes, 15 cottages, 15,000 square feet of commercial space, and 500 storage spaces for boat/RV storage.
3. The mail kiosk shall be completed prior to issuance of the first townhome certificate of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
4. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. All internal roads shall be private.
5. The development shall be served by private septic EPD permitted sewage treatment system.
6. 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.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

(B) Staff recommends DENIAL of the applicant’s request.

(C) Staff recommends DENIAL of the applicant’s request.

(D) Staff recommends DENIAL of the applicant’s request.

The following are the variances requested by the applicant and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. **Section 6.2.6.B – Building Materials (GCOD)** - Building materials used for all four sides of new or reconstructed buildings are restricted to the following:
 - a. Brick.
 - b. Natural stone such as granite, limestone, marble or similar materials. Terra cotta or cast stone simulating natural stone is also acceptable. Painted stone is prohibited.
 - c. Split-face block/concrete masonry unit (CMU) is restricted to no more than 50 percent of the surface area of each side of a principal nonresidential building.
 - d. Split-face block/concrete masonry unit (CMU) is considered prohibited materials for any multifamily residential building.

- e. Stucco is restricted to no more than 50 percent of the surface area of each side of a building.
 - f. Glass and glass block.
 - g. Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.
 - h. Precast or prestressed concrete may be used for industrial buildings.
 - i. Exposed concrete block or painted concrete block are considered prohibited materials
 - o The applicant proposes allowable building materials to include steel frame metal buildings with metal siding and roofs for the boat/RV storage. These buildings are proposed to be located outside of the 300 foot corridor and not visible from Dawsonville Highway or East Sardis Road.
- 2. Section 6.2.6.C.1 – Roof Materials** - Materials for pitched roofs are limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.
- o The applicant proposes allowable roof materials to include corrugated metal roofing for boat/RV storage located outside of the 300 foot corridor and not visible from Dawsonville Highway or East Sardis Road.
- 3. Section 6.2.7 / Section 8.6.5 – Temporary signs** – A total of one additional sign per street frontage, which may be either of the following, is allowed for the duration of a temporary event:
- One non-illuminated temporary sign, flag or banner, not exceeding 6 square feet in area nor 4 feet in height in a single-family residential zoning district and not exceeding 32 square feet in area nor 12 feet in height in a multifamily or nonresidential zoning district;
 - Signage is limited to a total of 60 days a calendar year for the same business or organization. The duration of the temporary event may not last longer than 15 consecutive days and must not take place more frequently than four times in any calendar year for the same business or organization. Any four such events must be separated by at least 30 consecutive days.
 - o The applicant proposes off-site temporary sales and marketing signs not exceeding 32 square feet per sign face and 8 feet in height along the frontage of East Sardis Road. The number of signs nor length of time are specified.
- 4. Section 5.4.5.B – Internal Streets** - Streets should be designed to allow for future connectivity with adjacent parcels if none exists.
- o Interparcel access easement provided at end of private drive for the residential development only.
- 5. Section 5.4.5.C – Block Standards** - Sites of 10 or more acres in size must incorporate internal streets as provided in Section 5.4.5.B to form an interconnected network with a maximum block perimeter of 3,200 feet except as provided in Section 5.4.5.C.2.
- o This development has not been designed to this standard.
- 6. Section 5.4.5.D – Parking** - Vehicular parking is not permitted in the front yard of any residential use.
- o Front loaded parking is proposed between private roads and townhomes; however, the renderings, narrative and site plan are conflicting as to what the proposed product will be. Therefore, it is unclear if this meets the standard.

7. **Section 5.4.5.1.1 – Building Design Standards** - Buildings must have their primary facade fronting and facing a public street. If located along a private street, buildings must have their primary frontage along such street.
 - o Residential: Primary facades do not face the private roads.
 - o Commercial sites: It is unclear from the site plan the orientation of the commercial building facades.

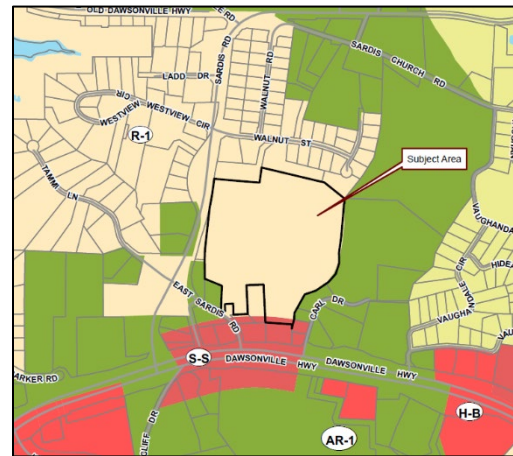
8. **Section 5.4.5.1.2 – Building Design Standards** - Nonresidential buildings within a development must incorporate materials and elements to present a unified design.
 - o Per the renderings, elements of the Commercial buildings and boat/RV storage buildings are not unified in design.

Summary Analysis

The applicant is requesting to rezone a 25.9± acre tract from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed-Use (M-U) to allow for a mixed-use development consisting of 15 residential townhome units, 15 residential cottage court units (in orange), 15,000 square feet of commercial space (in green), and up to 500 outdoor storage spaces for boat and RV storage (in blue). A concurrent Special Use approval is requested to allow outdoor storage, major within the Mixed-Use (M-U) zoning district and Gateway Corridor Overlay District (GCOD). Variance requests from the Gateway Corridor Overlay District standards, are also requested.

Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

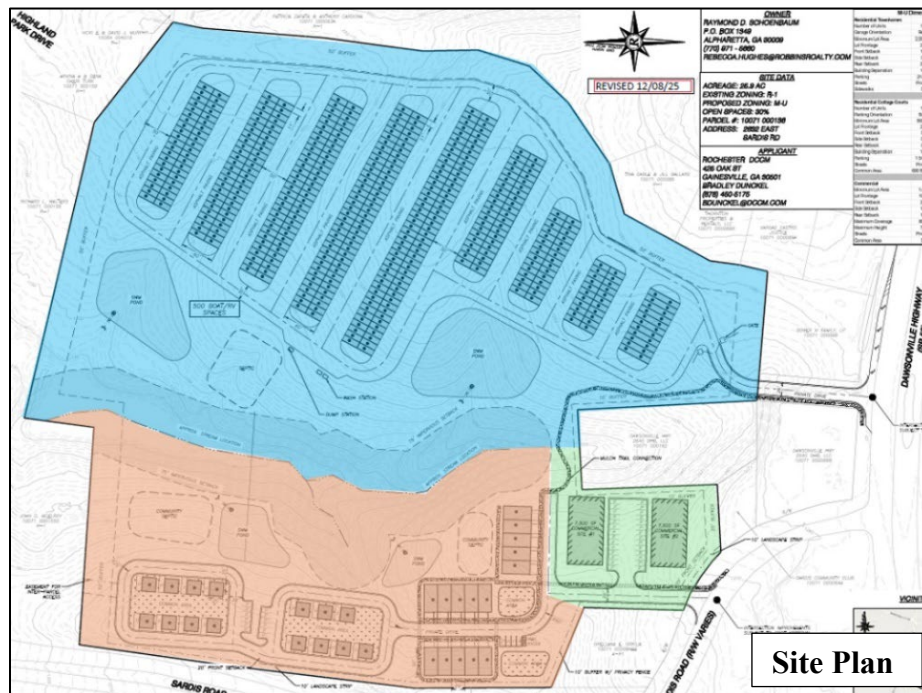
- North: Residential 1 (R-1) - Developed with single family residences
- East: Agricultural Residential 1 (AR-1) – Developed with single-family residences
Suburban Shopping (S-S) – Developed with a single-family residence
- South: Agricultural Residential 1 (AR-1) – Developed with a single-family residence
Residential 1 (R-1) – Undeveloped
Suburban Shopping (S-S) – Undeveloped
- West: Agricultural Residential 1 (AR-1) – Developed with a single-family residence
Residential 1 (R-1) – Developed with a single-family residence



The intent of the Mixed-Use (M-U) zoning district is to provide for locations within the county to be developed and reserved for master planned developments that incorporate a mix of residential uses, non-residential uses, and open space. District regulations are designed to encourage the orderly development of larger sites with a mix of uses, allow for innovative and creative site planning and design at a pedestrian scale, facilitate pedestrian interconnectivity between uses, and minimize the impact of the district on surrounding areas.

Per the submitted site plan and narrative, the applicant proposes a development of mixed uses consisting of:

- Three, two-story, rear-loaded townhome buildings of five units each for a total of 15 townhomes and 2 clusters of cottage courts consisting of a total of 15 units (shown in orange). Access to this portion of the development is shown by way of a private road off the East Sardis Road frontage.
- Two 7,500 square foot commercial buildings (shown in green), which would also obtain access from the private road off the East Sardis Road frontage.
- Up to 500 spaces for open, covered or enclosed boat and RV storage (shown in blue) accessed from Dawsonville Highway (SR 53) by way of an easement or fee-simple right-of-way through private property (tax parcel 10071 000088), which would be a private drive.



The proposed access to the boat/RV storage portion of the property is not owned by the property owner of the subject property and has not been obtained as of date of the writing of this staff report. Comments from the Georgia Department of Transportation (GDOT) state that “The proposed access does not meet GDOT Driveway Spacing requirements. Sight Distance appears to be limited to the east and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR53.”

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated September 17, 2025, and sanitary sewer services will be provided by private septic.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Code section	Proposed	Standard / Notes	Compliance
6.2.5.A. – Transitional buffers	50-foot wide buffer along the north, east and portion of the south property line where the commercial portion of the project abuts residentially zoned property;	25-foot wide buffer required or 15-foot with 6-foot high solid wood fence or masonry wall	Complies
	10-foot wide buffer along the east property line adjacent to the proposed commercial spaces where abutting residentially zoned property	25-foot wide buffer required or 15-foot with 6-foot high solid wood fence or masonry wall	Deficient
6.2.5.B.1 – Additional Landscape and Screening	10-foot wide landscape strip along west property line and East Sardis Road frontage	10-foot wide landscape strip along each road frontage	Complies
	Internal landscape and screening not identified		Unknown
6.2.5.C.1 – Parking Lot Design - Required # of Parking Spaces	28 parking spaces proposed between the commercial buildings	End users are unknown. Parking calculations are dependent on uses.	Unknown
6.2.5.C.2.d – Parking Lot Design - Surface	All driveways and parking areas will be paved.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	Parking spaces on the site plan are proposed to the side or behind the primary buildings	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Complies
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards. All outdoor lighting must be the semi-cutoff type	Unknown
6.2.6.B – Building Materials	Steel frame metal buildings for boat/RV storage located outside of the 300 foot corridor and not visible from Dawsonville Highway or East Sardis Road	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Deficient

<p>6.2.6.C – Roof Materials</p>	<p>Corrugated metal roofing for boat/RV storage located outside of the 300 foot corridor and not visible from Dawsonville Highway or East Sardis Road.</p>	<p>Metal roofing must be standing seam</p>	<p>Deficient</p>
<p>6.2.7 – Signs</p>	<p>Temporary sales and marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along East Sardis Road.</p>	<p>Temporary signage is restricted to provisions of Section 8.6.5. The number of signs nor length of time are specified.</p>	<p>Deficient</p>

Additional development standards for the project are described in the table below:

<p>M-U Development Standards</p>	<p>Proposed</p>	<p>Required</p>	<p>Compliance</p>
<p>Table 5.4.1 - Site Area</p>	<p>25.90± acres</p>	<p>3 acre minimum</p>	<p>Complies</p>
<p>Table 5.4.1 - Density</p>	<p>16 U/A</p>	<p>1.15 U/A (30units/25.90ac)</p>	<p>Complies</p>
<p>Section 5.4.2 – Uses</p>	<p>50% of the total dwelling units to be townhouses & 50% to be cottage courts</p>	<p>No more than 50% of the total dwelling units on a site may be townhouses</p>	<p>Complies</p>
<p>Maximum Height</p>	<p>Residential: Two story townhomes Commercial: single story</p>	<p>Residential: 50' Non-residential: 50'</p>	<p>Complies</p>
<p>Front Yard</p>	<p>Residential: 20 feet Commercial: None</p>	<p>Residential: 20 feet Commercial: None</p>	<p>Complies</p>
<p>Side Yard</p>	<p>Residential: 0 feet Commercial: 10 feet</p>	<p>Residential: 7 feet or 0 feet between adjoining units Commercial: None</p>	<p>Shall comply</p>
<p>Rear Yard</p>	<p>Residential: 15 feet Commercial: 10 feet</p>	<p>Residential: 15 feet Commercial: None</p>	<p>Complies</p>
<p>Section 5.4.4/Table 8.5.1 – Open Space</p>	<p>30%</p>	<p>30%</p>	<p>Complies</p>
<p>Section 5.4.5.A – Nonresidential Requirement</p>	<p>Total nonresidential acreage not provided – appears to be > 20%</p>	<p>At least 20% of the total acreage must be nonresidential uses</p>	<p>Complies</p>
<p>Section 5.4.5.B – Internal Streets</p>	<p>Interparcel access easement provided at end of private drive for the residential development.</p>	<p>Streets should be designed to allow for future connectivity with adjacent parcels if none exists. – Future connectivity</p>	<p>Deficient</p>

		not provided to all adjacent parcels.	
Section 5.4.5.C. – Block standards		Sites of 10 or more acres in size must incorporate internal streets as provided in Section 5.4.5.B to form an interconnected network with a maximum block perimeter of 3,200 feet except as provided in Section 5.4.5.C.2. This development has not been designed to this standard.	Deficient
Section 5.4.5.D – Parking	Residential: Parking proposed between private road and residences. Commercial: Parking between the two commercial sites	Residential: Vehicular parking is not permitted in the front yard of any residential use Non-residential: parking is not permitted between the building and the street and must be located to the side or rear.	Unknown Complies
Section 5.4.5.G & H – Pedestrian Access & Residential/Non-residential Connectivity	Townhomes to be connected by a sidewalk. A mulch trail is proposed to connect the residential use to the commercial sites and East Sardis Road.	Public sidewalks must be constructed to connect to existing sidewalks on adjacent parcels. When no such sidewalk exists on adjacent parcels it must be constructed to the property line and reserved for future connection.	Deficient
Section 5.4.5.I.1 – Building Design Standards	Townhome Design: Per the site plan and narrative, townhomes are rear loaded therefore 10 townhomes with driveways face the proposed community septic and the remaining 5 face Sardis Road. However, the proposed renderings present a front loaded townhome model. Commercial sites: The orientation of the proposed buildings is not specified.	Buildings must have their primary facade fronting and facing a public street. If located along a private street, buildings must have their primary frontage along such street. Must comply with standards.	Deficient Unknown

<p>Section 5.4.5.1.2 – Building Design Standards</p>	<p>Per the renderings, elements of the Commercial buildings and boat/RV storage buildings are not unified in design.</p>	<p>Nonresidential buildings within a development must incorporate materials and elements to present a unified design</p>	<p>Deficient</p>
<p>Outdoor Storage, Major</p>	<p>Proposed</p>	<p>Required</p>	<p>Compliance</p>
<p>Section 7.8.15 – Outdoor Storage, Major</p>	<p>Information not provided.</p>	<p>Where outdoor storage is allowed, it must be screened with a high opaque fence or wall at least 6 feet in height</p>	<p>Unknown</p>

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Regional Activity Nodes and Corridors. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area’s infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place. The proposed **project**, however, ***is not consistent*** with the intent of the Regional Activity Nodes and Corridors nor the Mixed-Use zoning district.

(A) & (B) Zoning Analysis – Rezone and Special Use

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the use and development of adjacent and nearby properties. The surrounding area consists mostly of single-family residential with commercial zoning to the south currently developed with single family homes.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) 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; **If approved and in compliance with all GDOT and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

- e) 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; **The proposed use is not consistent with the intent of the Regional Activity Nodes and Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) 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; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) 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. **The property is currently undeveloped.**
- j) 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; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Mixed-Use with the project consisting of townhomes and cottage courts to the west, commercial space to the south, and boat and RV storage within the east portion of the site. There is no other Mixed-Use zoning in the vicinity. The property is bordered by single-family residential to the north, east and west, and single-family residential and commercial zoning to the south. The change would create an isolated district unrelated to the surrounding developments and districts.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that separately support boat/RV storage, residential and commercial development.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall 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 are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) 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; **There is no indication that a mistake was made in the original zoning.**

(C) Zoning Analysis – Variance to Section 6.2

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, there are no extraordinary conditions pertaining to the physical character of the lot to prevent the project design from meeting development standards.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No evidence has been provided that an unusual hardship exists to prevent the development from complying with development standards.**
3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood.**
4. Such conditions are not the result of any actions of the property owner; **As the subject parcel is undeveloped, the project can be designed to comply with development standards.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit

which has been denied by the Planning Commission. **Relief, if granted, may impair the purposes and intent of the Unified Development Code of Hall County as the intent for the Gateway Corridor Overlay District is to encourage development projects that set standards for landscaping, community design and aesthetics.**

(D) Zoning Analysis – Variance to Section 5.4.2

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, there are no extraordinary conditions pertaining to the physical character of the lot to prevent the project design from meeting development standards.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No evidence has been provided that an unusual hardship exists to prevent the development from complying with the development standards of the Mixed-Use zoning district.**
3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood.**
4. Such conditions are not the result of any actions of the property owner; **As the subject parcel is undeveloped, the project can be designed to comply with development standards.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission. **Relief, if granted, may impair the purposes and intent of the Unified Development Code of Hall County as the intent for the Mixed-Use (M-U) zoning district is to encourage the orderly development of larger sites with a mix of uses, allow for innovative and creative site planning and design at a pedestrian scale, and facilitate pedestrian interconnectivity between uses.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
 - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
 - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 2, 2025, Emily McGahee stated, "The entire development must be developed on public sewer or EPD permitted sewage treatment system. No onsite sewage management systems to be permitted by Environmental Health."

Georgia Department of Transportation

In an email dated September 30, 2025, Christopher Hash, D1 Traffic Operations Supervisor, stated:

"The proposed access does not meet GDOT Driveway Spacing requirements. Sight Distance appears to be limited to the east and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR53."

Hall County Public Works and Utilities

In a memo dated October 3, 2025, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream

Traffic:

Trip generation memo is needed to determine if a traffic impact study will be required. G-DOT access permit is required before Hall County traffic can approve

Utilities:

No sewer in area
Nearest sewer is 0.5 mile northeast in the City of Gainesville
Area is joint territory between Gainesville & Hall County.
Hall County has no sewer nearby

Hall County Fire Marshal

In an email dated October 2, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comment:

“The Hall County Fire Marshal’s Office considers the plan conceptual and if approved may require modifications during development review to meet fire code.”