

**HALL COUNTY BOARD OF COMMISSIONERS  
STAFF REPORT**

**Applicant** ..... Edgar & Paola Torres

**Request** ..... **Special Use** | for a minor subdivision

**Proposed Use** ..... 3-lot subdivision

**Size** ..... 24.33± acres

**Zoning** ..... Residential 1 (R-1)

**Location** ..... **4189 Holly Springs Road** | Tax Parcel 15002  
000002

**Commission District** ..... Three

**Commission Date** ..... March 26, 2026

**Staff Recommendation** ..... **Approval, with conditions**, as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

**Record Number** ..... HZCU26-0003

**Staff recommends APPROVAL of the applicant’s requests with the following condition:**

1. The property shall be developed in accordance with the site plan dated January 20, 2026, and narrative dated January 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: “Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Summary Analysis**

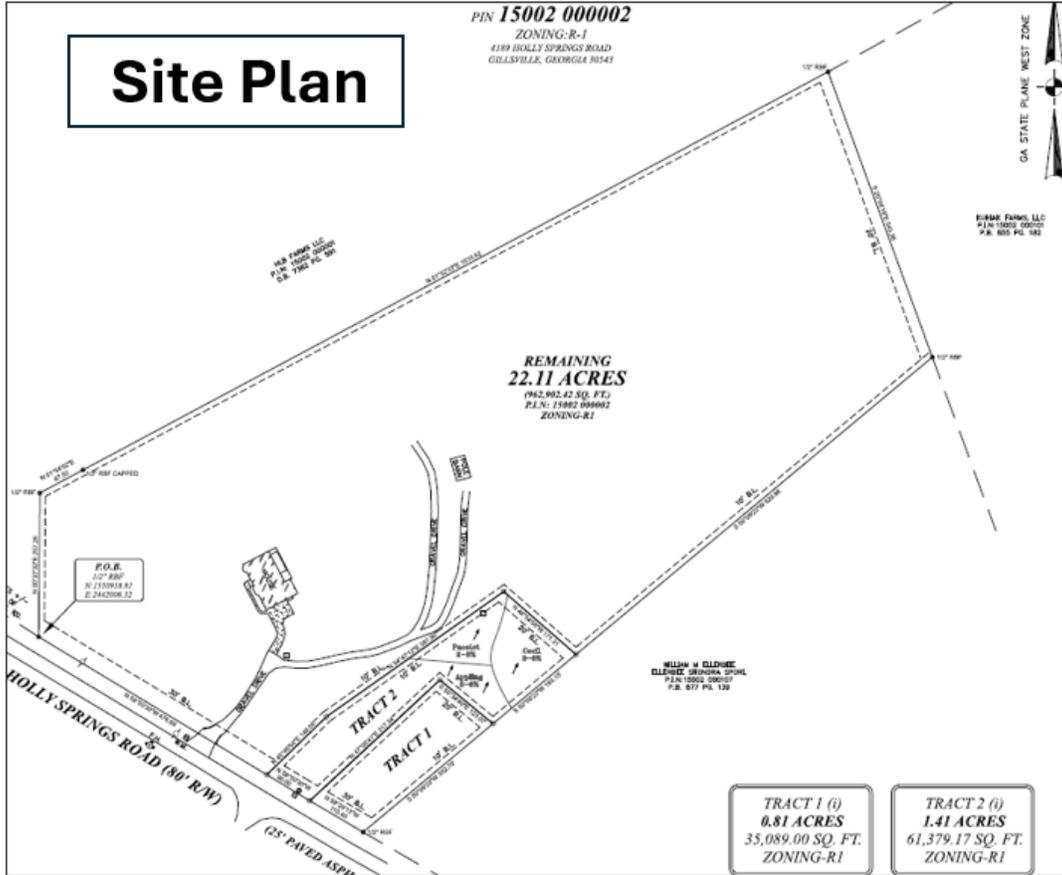
The applicant is requesting a Special Use for a 3-lot subdivision on a 24.33± acre tract, zoned Residential 1(R-1). The subject property is currently developed with a single-family residence and a pole barn.

The subject property was originally a portion of a 36.31± acre tract that was approved on May 23, 2019, by the Board of Commissioners to be rezoned from Residential 1 (R-1) to Agricultural Residential-IV (AR-IV) and Residential 1 (R-1) for a 2-lot subdivision subject to the following conditions:

1. Any further subdivision of the R-1 zoned parcel shall require Board of Commissioner approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: “Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
3. All conditions of zoning shall be made part of any new plats recorded for the property.

The surrounding properties are zoned Agricultural Residential (AR-1) and developed with single family residences and agricultural uses.





Per the submitted narrative, the applicant is proposing a 3-lot subdivision for the construction of a single family residence on Tracts 1 and 2. Per the submitted site plan, Tracts 1 and 2 and the remaining parent parcel meet the minimum lot size of 35,000 square feet for parcels served by septic, as well as, minimum road frontage of 90 feet for properties fronting a collector road.

Water service is provided by the City of Gainesville Department of Water Resources as confirmed in an email dated February 4, 2026. Sanitary sewer services will be provided by an on-site septic system.

**Zoning Analysis**

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 proposed use is suitable in view of the use and development of adjacent and nearby properties along Holly Springs Road as there are other single family residential uses in the surrounding area.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use does not appear to adversely affect the existing use or usability of adjacent 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.**
- 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; **The proposed 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 consistent with the zoning and residential nature of the surrounding properties.**
- 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 diminished 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 value 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 developed with a 5,085 square foot detached single-family residence constructed in 2020 and a 600 square foot pole barn constructed in 2025.**
- 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; **On May 23, 2019, the Board of Commissioners approved a 2-lot subdivision with a condition that stated any further subdivision of the Residential 1 (R-1) zoned portion would require Board of Commissioner approval.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **This special use would not create an isolated district unrelated to the surrounding zoning 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; **No, the request is not out of scale with the needs of the county as a whole.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposed 3-lot subdivision requires approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **A special use for a minor subdivision in Residential 1 (R-1) zoning requires approval by the Board of Commissioners.**
- 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.**

#### **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 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 use; 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 February 18, 2026, Emily McGahee stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025."

#### **Georgia Department of Transportation**

In an email dated February 16, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Will need a residential driveway permit from the area office."

#### **Hall County Public Works and Utilities**

In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

##### **Engineering:**

Show stream buffer and impervious setback from wretched vegetation not the centerline of stream. Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

##### **Traffic:**

An access permit from G-DOT is required before an LDP is issued.

##### **Utilities**

Hall County SA  
No infrastructure in the vicinity.

#### **Hall County Fire Marshal**

In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."