

**HALL COUNTY BOARD OF COMMISSONERS
STAFF REPORT**

Applicant Century Communities of Georgia, LLC

Request Conditional Use

Proposed Use Construction trailer

Size 0.53± acres

Zoning Planned Residential Development (PRD)

Location **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane** | Tax Parcels
15041A000260, 000259, 000258, 000257,
000256, 000255, 000254, & 000253

Commission District One

Commission Date April 9, 2026

Staff Recommendation **Approval, with conditions**, as the proposed use
is a customary temporary use associated with
the development of a subdivision.

Record Number.....HZCU26-0005

Staff recommends APPROVAL of the applicant’s request, with the following conditions:

1. Development is approved as generally shown on the site plan dated October 28, 2024, and described in the project narrative dated February 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The construction trailer shall be removed within 16 months following the issuance of building permits for the installation of the construction trailer.
3. The construction trailer must comply with standards as specified in section 7.9.4.B, Unified Development Code of Hall County.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted herein.

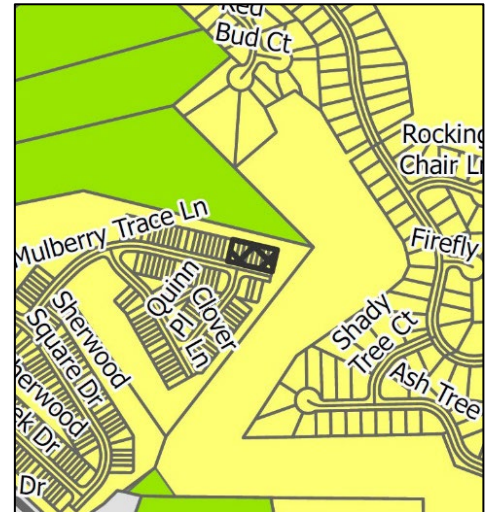
Summary Analysis

The applicant is requesting a Conditional Use to allow a construction trailer on a 0.09± acre tract zoned Planned Residential Development (PRD) in association with the development of the Sherwood Square townhome subdivision.

The subject property was rezoned on January 28, 2021, from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) for a townhome development (ZON2020-00064). The development, commonly referred to as Sherwood Square, is currently under construction.

All surrounding properties are within the subdivision, zoned Planned Residential Development (PRD), and either pending townhome development or designated for common area.

Per the submitted site plan and narrative, the applicant is requesting approval of a conditional use to allow a construction trailer for a period of 16 months. The construction trailer would be used to support Phases 1 and 2 of the townhome development. Per the site plan, the construction trailer will be placed across eight lots located at the northeast corner of Phase 1.



Zoning Analysis

When considering an application for a conditional use, 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; **As the proposed construction trailer is a customary temporary use in association with residential development, it is a suitable use in view of the use, development and zoning of adjacent and nearby properties.**
- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed construction trailer would adversely affect the use or usability of adjacent or nearby property.**
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, however, a conditional use for a construction trailer is required.**
- 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, the proposed request 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 request does not impact the designated future land use of the area.**
- 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 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 subject property is currently zoned Planned Residential Development (PRD) and is approved for development under an issued land disturbance permit (HDV2021-00076 & HDEV24-0036).**

- 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; **This question is not applicable as there are no proposed changes to the zoning classification.**
- 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 is not out of scale with the needs of the immediate neighborhood or 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 request for a construction trailer 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; **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.**

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 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 March 5, 2026, Emily McGahee stated "No comment. Public Sewer."

Georgia Department of Transportation

In an email dated March 2, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off - System but inside PI 0015280. Coordination may be needed with GDOT project."

Hall County Public Works and Utilities

In a memorandum dated March 11, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

The application does not impact traffic or significantly change traffic volumes.

Utilities:

No comment.

Hall County Fire Marshal

In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”