



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (04/20/26)

REPORT TO: Voting Meeting (04/21/26)

ITEM NO: 177/2026

SUBJECT: **4337 Mountain View Road | Special Use |** for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed use: Group home |** Commission District 2 | **Made for More Ministries, LLC, applicant**

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends DENIAL, as the proposed use is not consistent with the residential nature of the surrounding properties.

However is the Commission chooses to approve this request, staff recommends the following conditions:

1. A minimum of one parking space per resident and staff member shall be provided on-site and maintained on the property for the duration of the use. All parking shall meet all applicable UDC standards.
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.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4337 Mountain View Road | Special Use | for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed use: Group home |** Commission District 2 | **Made for More Ministries, LLC, 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	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Maps
- Plats
- Floor Plan
- Site Photos
- Deed
- Department Memos
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign
- Public Comment - from Laura Austin
- Public Comment - from Debra Gurley
- Public Comment- from Sandy Yelverton
- Public Comment- from Lynn Bagwell
- Public Comment- from Tom Riggle
- Public Comment - from Betsy Chaput
- Public Comment - from Raul Jerez
- Public Comment - from Ed and Linda Kern
- Public Comment - from Elliott Williams
- Public Comment - from Beth Jerez
- Public Comment - from Robin Neyman
- Public Comment - from Nancy Loveland
- Public Comment - from Diane Workman Rojas
- Public Comment - from Tony Carter
- Public Comment - from Debra & Bob Swiggum
- Public Comment - from Bob Austin
- Public Comment - from Tanya Mulka