

## Updated Narrative March 10, 2026

### Narrative

Property: 7355 Tribble Gap Rd Alto, GA 30510

Date: 11/19/2025

#### Current Zoning:

Current zoning of this property is AR-1 (agricultural residential). This property was operating as a daycare center called Providence Daycare. We closed on this property 9/5/25. We propose to change the zoning from AR-1 to R-TF.



#### Proposed use/services:

I currently own and operate a mobile primary and wound care practice. We have noticed a limited access to care and placement for elderly in the community, especially with the “boomers” population getting older. We are wanting to turn this location into a personal care home that will provide personal care needs 24 hours per day.

- According to Georgia regulations, we will be classified as a personal care home. We plan to offer monitoring of ADLs (Activities of Daily Living, such as dressing, feeding, etc.) but not as a requirement. We will provide 24/7 supervision, but no skilled nursing.
- The building will accommodate a max 8 residents. The building will be cut in half with a 2 hour fire wall. It will be considered two facilities each holding 4 residents max on each side. The residents will be within the age range of 18-105 years old, for a minimum of 30 days and maximum of 20 years in each facility at the address (total max 8 residents; 4 each side. We plan to have 2 staff members during the day and 2 staff member at night if we are at full capacity and this would allow 24/7 for supervision and care of the residents on the property. This is well under the patient to staff ratio for the current Georgia state guidelines.

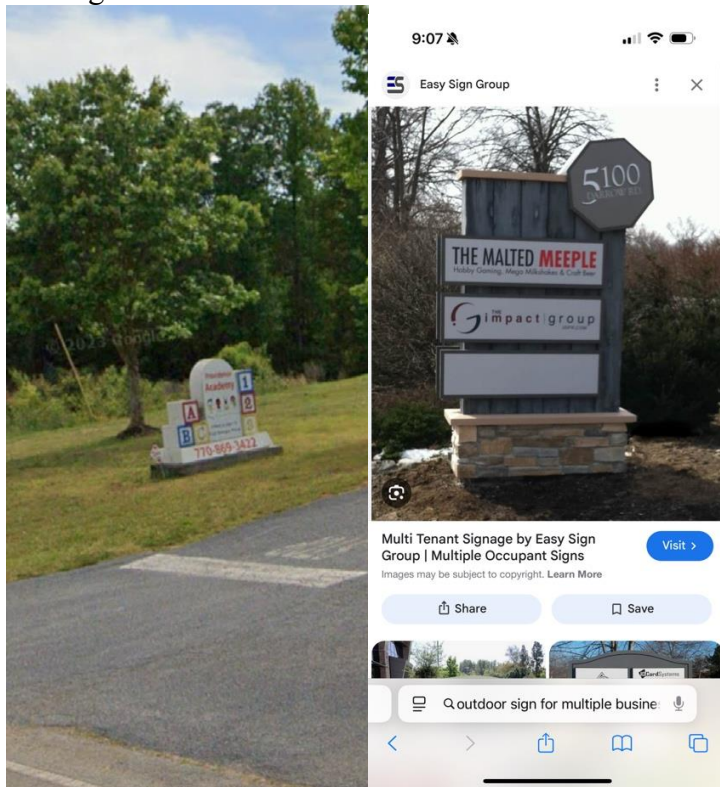
#### Proposed Standards for development:

Current lot size is 1.7 acres. We plan to have 30 foot on front, 20 foot each side, and 20 foot in rear for setback. There is already a parking lot with approximately 17-18 spaces in the front of the building with a handicap accessible parking spaces.

**Proposed signs and specifications:**

We would like to redo the sign that is already in place for marketing. This existing sign will need to be removed. A new permanent sign will be placed and have a base of the that is at least two-thirds the width of the sign itself. The base of the monument sign will be faced in brick. It will be monument style with a maximum height of 5 feet, maximum size of 16 square feet, and placed 15 feet from property lines. The current sign was in the right-of-way and will be moved property within the 15 foot buffer.

See below for current sign and projected new sign. See attached site plan below for marking of new sign location.



**Proposed lighting:**

We would like to utilize the current lighting on the structure that includes flood lights on each corner of the building and lights under the porches. See below pictures:



**Proposed water and water waste disposal:**

This site is on septic. Site is on well water.

**Plans for protecting abutting properties:**

There is a residential neighbor behind the building. We plan to place evergreen combination trees 10 foot past the proposed back parking lot to ensure this residence privacy. We also plan to have fence for safety of our residents as the terrain drops. We will apply for a variance on this to the right side of the property as there is an easement for a shared driveway and we are unable to landscape this area due to this. See below for attached easement. See below for buffers on site plan location.

**See below easement and site plans with buffers and sign placement:**

**EXHIBIT "A"**

All that certain parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Woulam, G. B. L. S. 33073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 573, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description.

Together with a 24-foot easement granted to Scott Andrews and Elizabeth Andrews dated April 21, 2011 and being recorded among Hall County, Georgia records in Deed Book 4938, Page 481 and a 30-foot easement granted to Providence School, Inc., dated September 12, 2011, recorded in Deed Book 4899, Page 153, Hall County, Georgia records.

Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 12, 2011, filed September 21, 2011, recorded in Deed Book 4891, Page 142, Hall County, Georgia records.



Utilities:

Property is on well pump and septic so no public water or sewer is proposed