

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Reynolds-Hemmer Properties LP

Request **Special Use** | amend conditions of zoning

Proposed Use Personal services

Size 10.0± acres

Zoning Planned Commercial Development (PCD)

Location **3613 White Sulphur Road** | Tax Parcel 15019
000151

Commission District Three

Commission Date May 14, 2026

Staff Recommendation **Approval, with conditions**, as the proposed use is consistent with the “Business Nodes & Corridors” future land use classification within the Comprehensive Plan.

Record Number.....HZCU26-0012

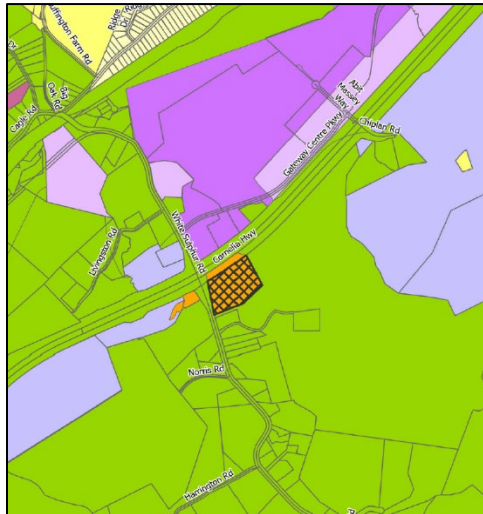
Staff recommends APPROVAL of the applicant’s request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated March 12, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved October 24, 2024, shall apply, attached as Exhibit A.
3. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting a Special Use to amend conditions of zoning to allow for personal services, specifically a hair salon, on a 10.0± acre tract zoned Planned Commercial Development (PCD).

Currently, the site is developed with a 1,048 square foot structure, established in 1950, that was converted from a residence to a commercial building in 2023 (HCADD23-0036), a 1,052 square foot single-family residence, established in 1850, and two accessory structures, established in 1960, per Tax Assessor records.



The surrounding properties are zoned and developed as outlined below:

- North: Heavy Industrial (I-2): Organic produce warehouse (ZON2022-00089); Truck and trailer storage (HZCU25-0004)
- East: Agricultural Residential 1 (AR-1): Single-family residence
- South: Agricultural Residential 1 (AR-1): Single-family residences
- West: Agricultural Residential 1 (AR-1): Vacant; Planned Commercial Development (PCD): Convenience store with fuel sales

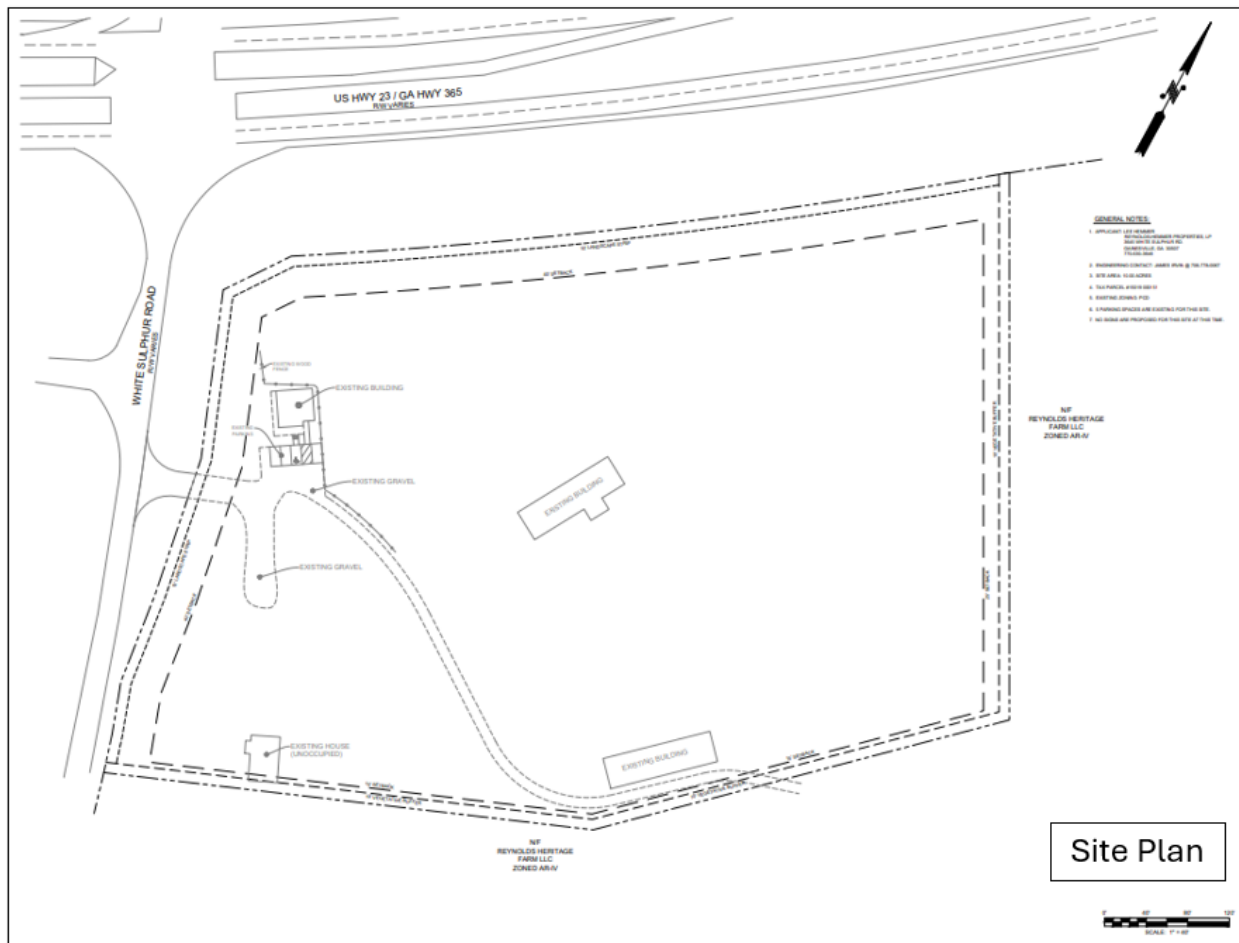
The property was rezoned from Agricultural Residential (AR-IV), now AR-1 to Planned Commercial Development (PCD) on October 24, 2024, (HZON24-0025) to allow an agricultural market within an existing structure subject to the following conditions:

1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative received August 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The frontage strip landscape design shall utilize the existing mature vegetation and may be supplemented with additional landscaping to conform with Gateway Corridors Overlay District standards. Final review of the landscape plans shall be subject to the approval of the Director of Planning and Zoning or their designee.
3. The existing mature landscaping shall be maintained within the 25-foot transitional buffers along the east and south property lines. The development and any site improvements shall be compliant with the Official 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. It shall be the developer's responsibility to determine if a land disturbance permit is required for any future site work.
4. Access to the property shall be from White Sulphur Road only. No access shall be permitted from Cornelia Highway (SR365). The developer shall be responsible for all costs associated with improvements necessary for access to the development.
5. 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 Official 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.

6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. 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."
8. All exterior renovations shall be approved by the Planning Director.

Per the submitted narrative, the applicant is requesting to amend the conditions of zoning to allow a hair salon, within the land use category of "personal services" per the Hall County UDC, within the existing 1,048 square foot building that was previously approved for an agricultural market, known as "Butch's at White Sulfur Farms" (HBUS-001656). The hair salon will utilize the existing infrastructure and operate within what is considered "normal business hours".



Zoning Analysis

When considering a zoning amendment, 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 hair salon 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 hair salon 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, an amendment to conditions of zoning is required to allow the proposed use.**
- 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; **Per Tax Assessor records, the subject property is currently developed with a 1,048 square foot commercial building, formerly a single-**

family residence established in 1850, a 1,052 square foot single-family residence and two accessory structures, established in 1960.

- 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 to amend the approved use 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 April 8, 2026, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation

In an email dated April 6, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off - System, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works."

Gainesville-Hall Metropolitan Planning Organization

In an email dated April 6, 2026, Joseph Boyd, MPO Director, stated, "This parcel is along State Route 365, which is scheduled to be widened to six lanes in the MPO's Metropolitan Transportation Plan (GH-150, PI 0020731). Pre-engineering work is underway, with right-of-way scheduled for 2029 and

construction in 2035. Applicant should contract GDOT District 1 to discuss any possible right-of-way impacts.”

Hall County Public Works and Utilities

In a memorandum dated April 15, 2026, Jorge Gomez, 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.

Traffic:

No concerns with traffic impacts for this use described in the application.

Utilities:

No comment. Property is in Gainesville sewer district.

Hall County Fire Marshal

In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Business License

In an email dated April 6, 2026, Brandi Smith, Business License Director, stated, “Will need to apply for a business license.”