

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Meagan S. Gaillard

Request **Special Use** | to move a site-built house more than 7 years old into the county

Proposed Use Single-family residence

Size 1.80± acres

Zoning Agricultural Residential 1 (AR-1)

Location **5391 Lawson Robinson Road** | Tax Parcel 10030 000028

Commission District Two

Commission Date September 10, 2026

Staff Recommendation **Approval, with conditions**, as the proposed use meets the standards of the UDC.

Record Number(s) HZCU26-0028

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 July 29, 2026, and described in the project narrative dated July 30, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant is requesting approval of a Special Use to move a site-built house more than 7 years old into the county on a 1.80± acre tract zoned Agricultural Residential 1(AR-1).

Per the submitted narrative, the subject property previously contained a 1970s mobile home. Due to a fire in March of 2026, the mobile home has been removed and the applicant is now seeking to relocate a

1,450 square-foot, two-bedroom site-built home, constructed in 1995, from Cumming, GA to the property.

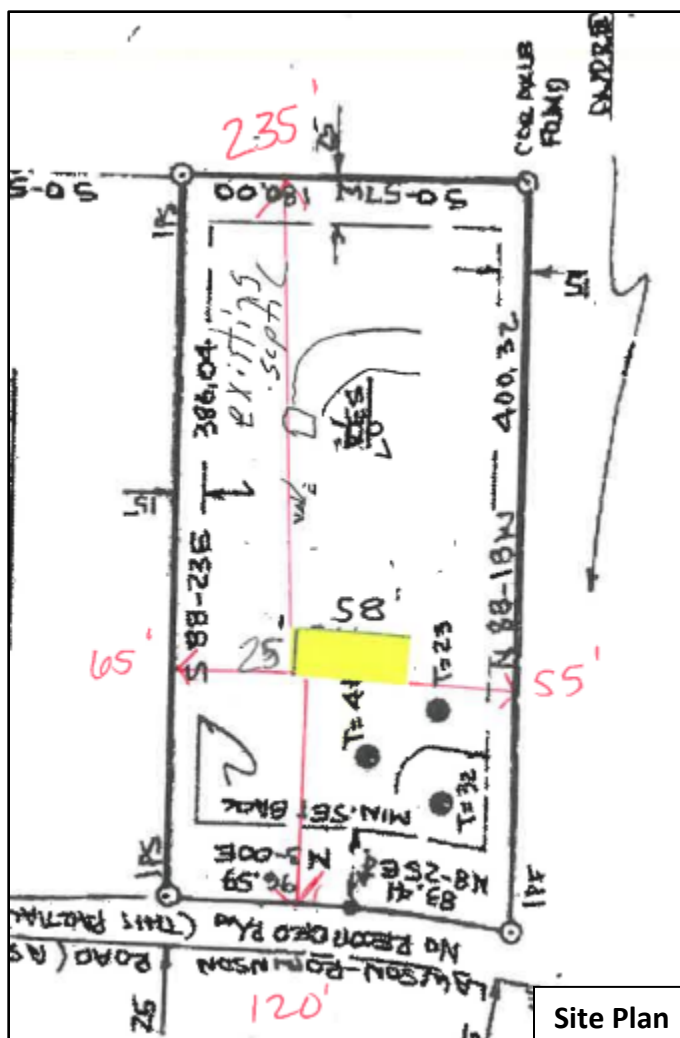
The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1): single-family residence
- East: Agricultural Residential 1 (AR-1): single-family residence
- South: Agricultural Residential 1 (AR-1): single-family residence
- West: Residential 1 (R-1): single-family residences



Per the submitted site plan, the proposed residence will meet all required setbacks. A demolition permit was obtained for removal of the mobile home in July 2026 (HRNEW26-0671). An Engineer Report was provided from Southern Geotechnical Consultants pertaining to the structure located at 4620 Settingdown Road, Cumming GA 30028 and was approved by the Building Inspections Division for relocation.

Water service is provided by an individual well. Septic for the two-bedroom home has been approved by the Environmental Health Department per their memorandum dated September 10, 2026.



Below is a photograph of the home to be relocated to the subject property.



Zoning Analysis

When considering a use subject to approval of the County Commission, 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 as the use is permitted within the Agricultural Residential 1 (AR-1) zoning district.**
- 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 as they are also developed with single family residences.**
- 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; however, the applicant cannot bring a home older than 7 years into the county without approval by the Board of Commissioners.**
- 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 Rural Neighborhood future land use designation and the single-family residential development 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 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 removal of the mobile home was completed in July 2026.**
- 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 that would support grounds for disapproval.**
- 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; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**
- 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 proposal for a site-built home older than 7 years to be brought into Hall County 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 for a Special Use 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.**

UDC Section 11.2.6.F.4

“When the application is for site-built houses, modular homes and mobile homes more than seven years old being moved into Hall County for the purpose of permanent or temporary occupancy, in addition to the items listed above, the Planning Commission must also consider the compatibility of the proposed residential unit with the existing housing in the area surrounding the proposed location of that residence in terms of the type of housing, the style of housing, the age of housing and the condition of housing.” **The residence appears to be compatible with other residential homes in the surrounding area.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated August 14, 2026, the Hall County Environmental Health Department stated, “Environmental Health provided the applicant a completed Existing System Evaluation for a new, two bedroom home measuring 20ft x 32ft to replace the existing mobile home on April 30, 2026; however, the proposed home size indicated in this request is 25ft x 58ft. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.”

Georgia Department of Transportation

In an email dated August 12, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, “Off system. No impacts expected to the State Route System.”

Hall County Public Works and Utilities

In a memorandum dated July 29, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

There are no traffic issues with the request to allow the proposed house to be relocated to Hall County.

Utilities:

Property is located in the Gainesville-Hall County sewer district, but sewer infrastructure is not located nearby.

Hall County Fire Marshal

In a memorandum dated July 20, 2026, the Hall County Fire Marshal's Office, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Building Inspections

In a memorandum dated August 14, 2026, the Hall County Building Inspections Division, provided the following comments:

- Permit was pulled (HRNEW26-0671) for "DEMO OF REMAINS OF 1975 M SYSTEMS INC CAMPER SMITH MANUFACTURED HOME WITH 2 BEDROOMS AND 1 BATHROOM NO ASBESTOS REQUIRED AS DEMO IS DUE TO FIRE". The demo inspection was scheduled for 07/13/2026 and passed as remaining structure was gone and BMPs were in place.
- An Engineer Report was provided from Southern Geotechnical Consultants pertaining to the structure located at 4620 Settingdown Road and was approved by Cody Edwards.
- There is currently a submission in Accela (HRNEW26-1165) for the home to be moved on the property as a residential single-family residence.
- Building Inspection has no further comments.