

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant Rebecca Ramsey & Zachary Barrett

Request **Special Use** | for a minor subdivision

Proposed Use 3-lot subdivision

Size 8.74± acres

Zoning Vacation Cottage (V-C)

Location **5218 Hopewell Church Road** | Tax Parcel 11058
000004 (pt)

Commission District Three

Commission Date October 8, 2026

Staff Recommendation **Approval, with conditions**, as the proposed use
meets all minimum standards of the Vacation
Cottage (V-C) zoning district.

Record Number HZCU26-0032

Staff recommends APPROVAL of the applicant’s requests with the following condition:

1. The property shall be developed in accordance with the site plan dated August 4, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and 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 a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting a Special Use for a minor subdivision of 3 lots on a 8.74± acre tract zoned Vacation Cottage (V-C). According to Tax Assessor records, the subject property is currently developed with a 1,204 square foot single-family residence constructed in 1960 and an accessory structure.

For clarification, Tax Parcel 11058 000004 contains two legal parcels: the subject property and the parcel at 5213 Hopewell Church Road, which are located across the road from one another. Because both parcels have the same owner, they were combined into a single tax parcel for assessment purposes.

Tract 1: 1.10± acres to be combined with adjacent parcels along Madge Lane

Tract 2: 5.64± acres on which the existing single-family residence is located

Tract 3: 2.00± acres, location of new homesite and an existing accessory structure

All tracts meet the minimum lot size of 35,000 square feet (0.80± acres) for parcels served by well and septic, as well as, minimum road frontage of 50 feet for properties fronting a local road.

Zoning Analysis

When considering a use subject to the 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 along Hopewell Church Road and Madge Lane as there are lots of similar size for single family residential uses in the surrounding area.**
- 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.**
- 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.**
- 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 zoning, lot size, and residential nature 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 value 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 property at 5218 Hopewell Church Road is developed with a 1,204 square foot single-family residence constructed in 1960 and an accessory structure.**
- 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 special use would not create an isolated district unrelated to the surrounding zoning districts.**
- 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 proposed 3-lot subdivision 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; **A minor subdivision in Vacation Cottage (V-C) zoning requires approval by the Board of Commissioners.**
- 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.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated September 2, 2026, the Hall County Environmental Health Department stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation

In an email dated August 31, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off-system. No impacts expected to the State Highway System."

Hall County Public Works and Utilities

In a memorandum dated September 9, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:

There are no traffic concerns with the proposed 3-lot subdivision. The proposed driveways should be located at a point that maximizes sight distance.

Utilities

Property is located in the Hall County sewer district, but sewer infrastructure is not in this area.

Hall County Fire Marshal

In a memorandum dated September 4, 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 September 4, 2026, Barry Shaw, Interim Director of Development Services, stated, "No comment."