HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant	KD South, LLC
Request	**Special Use** |for a minor subdivision
Proposed Use	2-lot subdivision
Size	2.09± acres
Zoning	Residential 1 (R-1)
Location	**3411 Springdale Forrest Circle |** Tax Parcel 10062 000038
Commission District	Two
Planning Commission Date	November 16, 2026
Staff Recommendation	**Approval, with conditions,** as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.
Record Number	HZCU26-0037

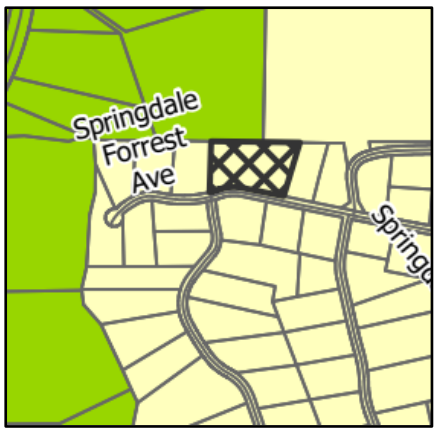
Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan and narrative received September 22, 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 that would create two lots from a 2.09± acre parcel zoned Residential 1 (R-1). The subject property is currently developed with a single-family residence constructed in 1972 according to Tax Assessor records.

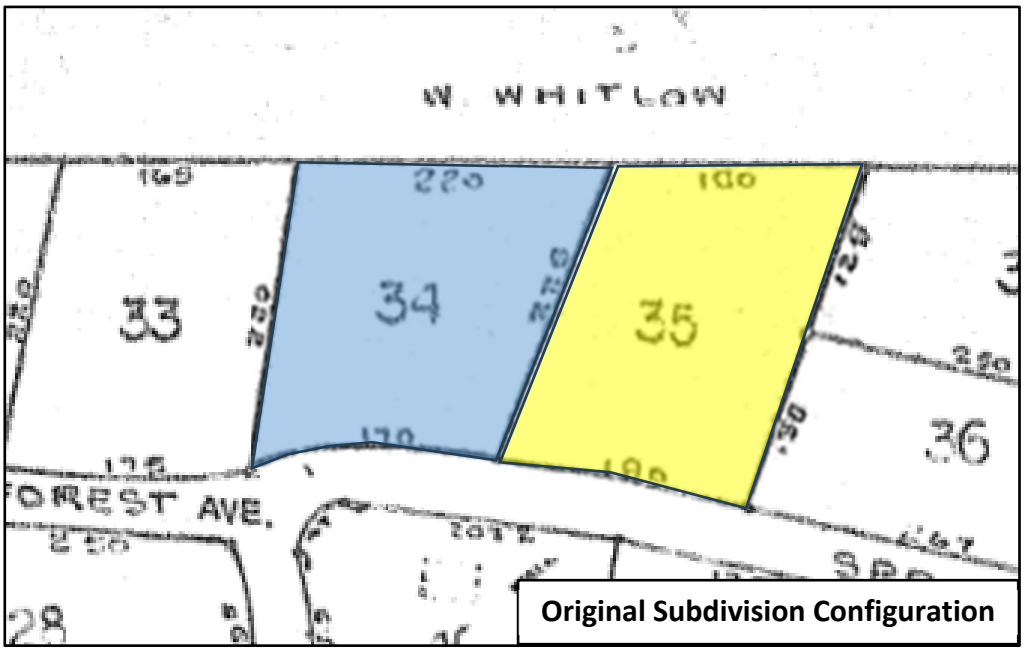
The surrounding properties are zoned and developed as outlined below:



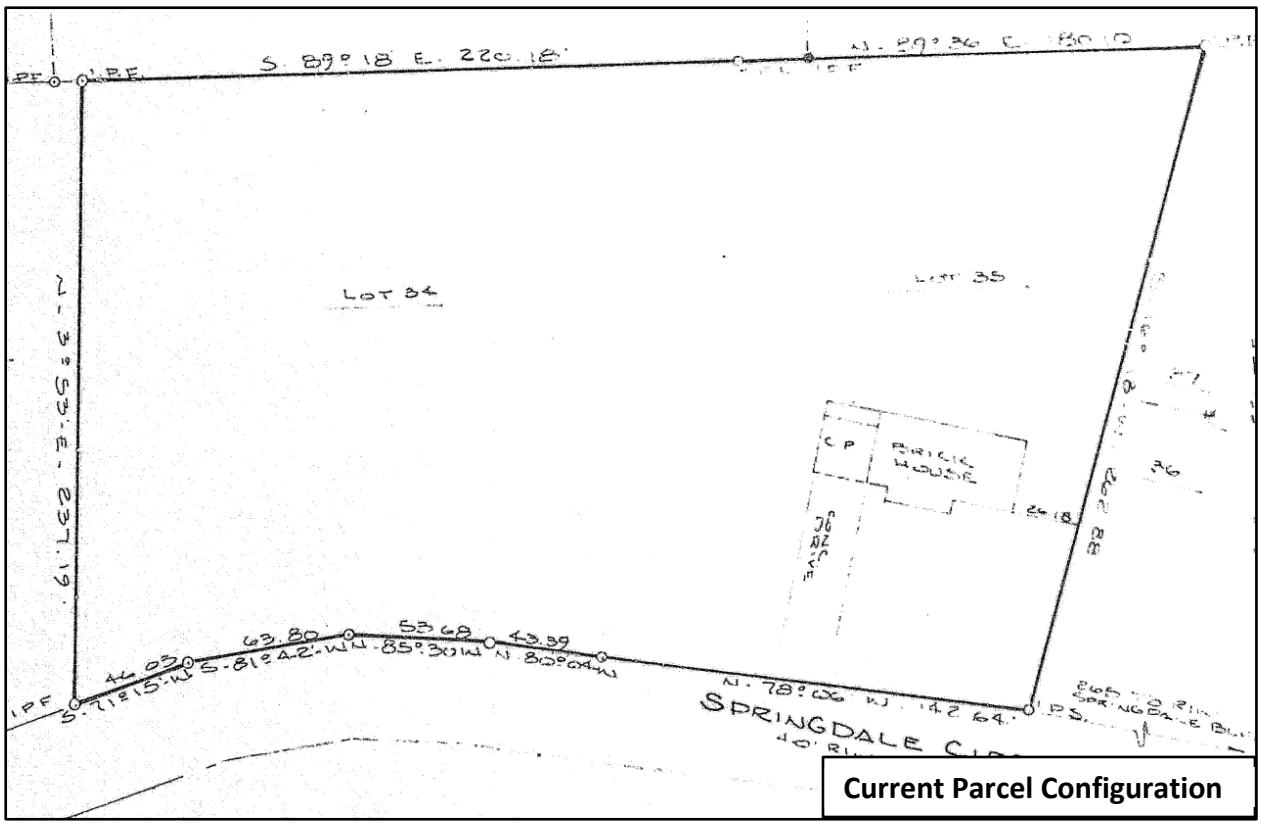
North: Agricultural Residential (AR-1): single-family residence; Residential 1 (R-1): undeveloped
East: Residential 1 (R-1): single-family residence
South: Residential 1 (R-1): single-family residences
West: Residential 1 (R-1): single-family residences

The subject property is located within the Springdale Forest Estates subdivision, an 86-lot single-family detached development approved in May 1969. In April 1978, a plat was recorded that combined Lots 34 and 35 into a single parcel. The existing single-family dwelling is located on the former Lot 35. Per the submitted narrative, the applicant proposes to re-subdivide the property into two lots, effectively restoring the parcel to its original two-lot configuration. While the submitted site plan does not provide the exact square footage of each proposed lot, the parent parcel has sufficient area to meet the minimum lot size requirement of 35,000 square feet for lots served by septic systems. Additionally, both proposed lots are capable of meeting the minimum road frontage requirement of 50 feet along a local road. The existing residence is able to meet the minimum setback requirement from the restored common property line, however, an existing accessory structure may need to be moved or removed prior to Plat approval.

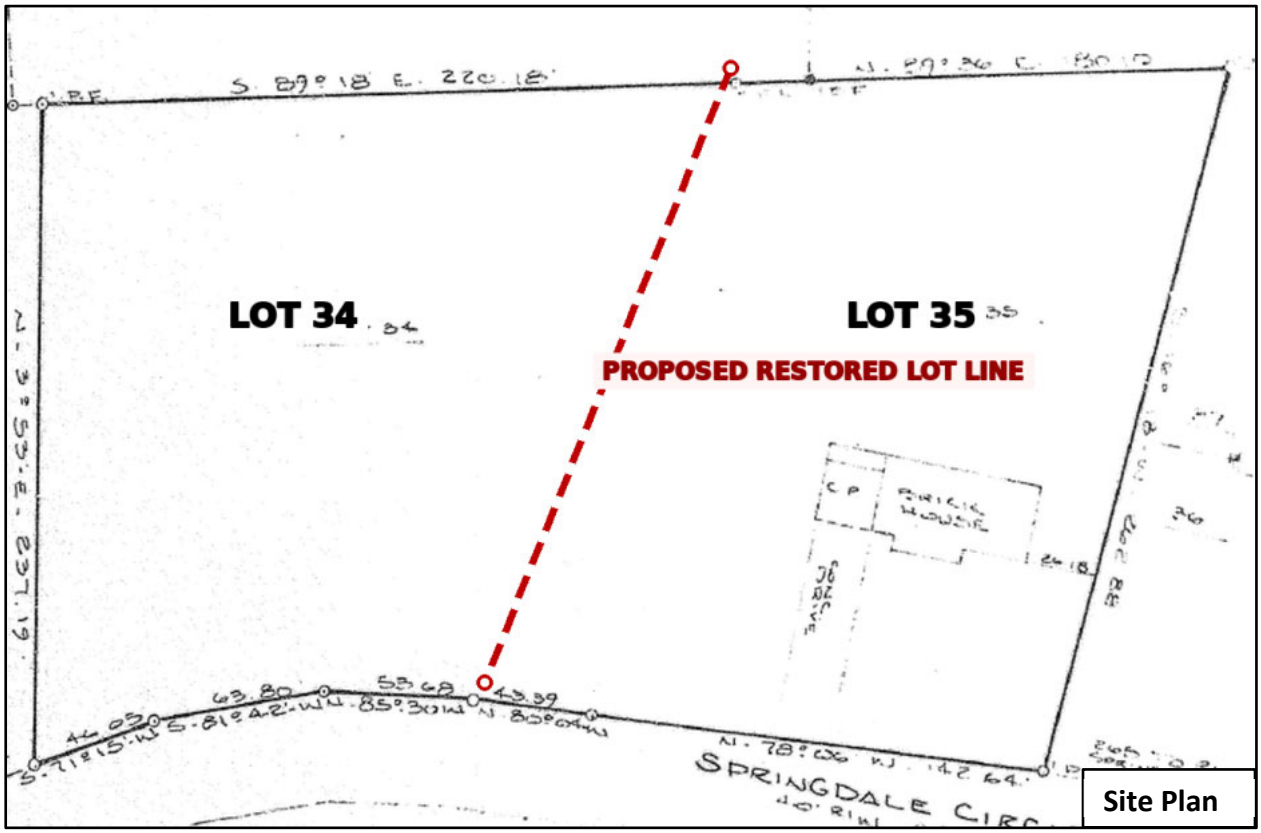
Water service will be provided by the City of Gainesville as confirmed in an email from Nick Swafford, Permitting Services & GIS Manager, dated October 13, 2026. Sanitary sewer services will be provided by an on-site septic system.



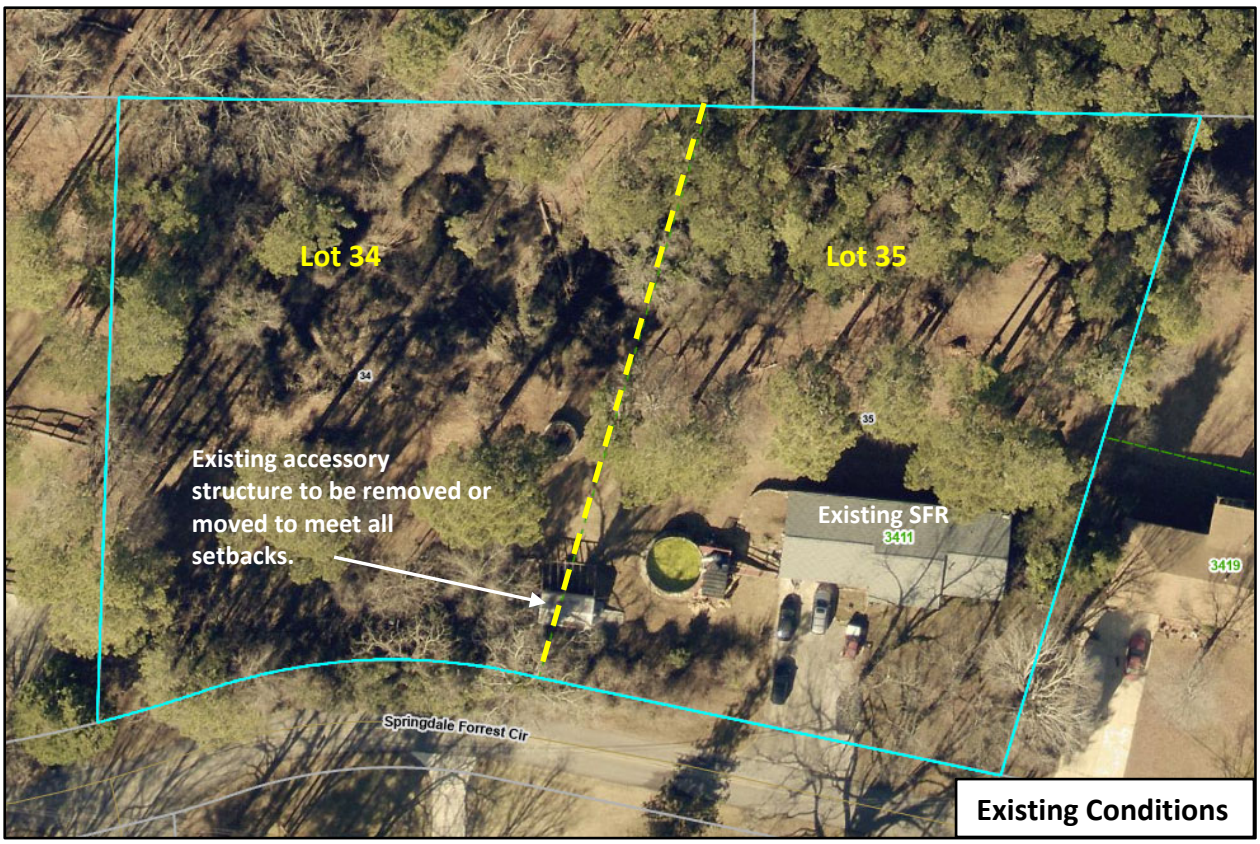
Original Subdivision Configuration



Current Parcel Configuration



Site Plan



Zoning Analysis

When considering a use subject to approval by 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 Springdale Forrest Circle 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 future land use designation of Rural Neighborhood, as well as 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 3411 Springdale Forrest Circle is developed with a 1,647 square foot single-family residence constructed in 1972.**

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 residential use; however, subdivision of the property requires Special Use approval by the Board of Commissioners in accordance with the Unified Development Code (UDC).**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **A minor subdivision in the Residential 1 (R-1) zoning district requires approval by the Board of Commissioners in accordance with the Unified Development Code (UDC).**

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 October 19, 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 October 7, 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 October 19, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
There are no traffic concerns with the proposed SFR use. Any proposed driveways must be located to maximize intersection sight distance.

Utilities
Property is in the Gainesville-Hall County service district, but sewer infrastructure is not near this location.

Hall County Fire Marshal
In a memorandum dated October 6, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Building Inspection
In a memorandum dated October 19, 2026, Barry Shaw, Interim Director of Development Services, stated: "Applicants will be required to get demo permits for all structures from Building Inspections before building new structures. All structures were built prior to 1980 and will require asbestos inspections and reports by a state licensed asbestos Inspector."