HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant	CKK Development Services LLC
Request	(A) **Rezone** | from Planned Commercial Farm District (PCFD) and Agricultural Residential 1 (AR-1) to Residential Single-Family Detached (R-SF) (B) **Special Use** | for a subdivision, residential
Proposed Use	146-unit residential development
Size	59.16± acres
Zoning	**Current:** Planned Commercial Farm District (PCFD) and Agricultural Residential 1 (AR-1) **Proposed:** Residential Single-Family Detached (R-SF)
Location	5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road **|** Tax Parcels 15028 000120, 000108, 00132, 000107 & 000107A
Commission District	One
Planning Commission Date	November 16, 2026
Staff Recommendation	(A) **Approval, with conditions** as the proposed development is consistent with the "Suburban Neighborhood, Medium Density" future land use designation within the Comprehensive Plan in the South Hall Character Area. (B) **Approval, with conditions** as the proposed use meets all minimum standards of the Residential Single-Family Detached (R-SF) zoning district.
Record Number(s)	(A) HZON26-0037 (B) HZCU26-0042

(A) & (B) Staff recommends APPROVAL of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan received October 20, 2026, and as described in the project narrative dated September 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to a total of 146 single family detached lots.

3. Access to the development shall be subject to approval by the Hall County Public Works Department. Following review and acceptance of the Traffic Impact Study (TIS) by Public Works, all required improvements shall be incorporated into the development plans for review and approval. Any costs associated with these improvements shall be the responsibility of the developer.

4. 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."

5. All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.

6. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.

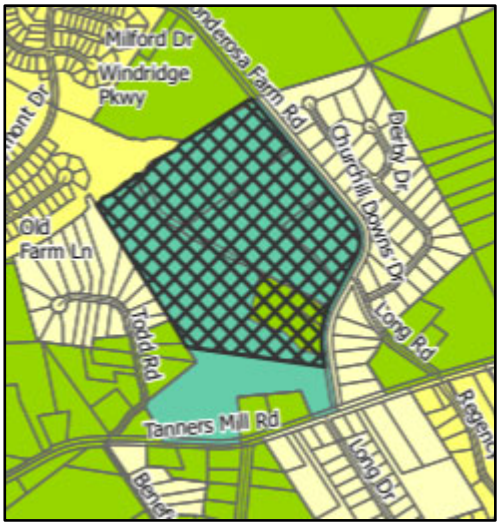
7. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant has submitted two concurrent requests on a combined 59.16± acre tract: (A) Rezone from Planned Commercial Farm District (PCFD) and Agricultural Residential 1 (AR-1) to Residential Single-Family Detached (R-SF); and (B) a Special Use for a 146-lot residential development. The proposed development includes 146 single-family detached dwellings and several amenity features with an overall density of 2.47 dwelling units per acre.

Per Tax Assessor records, the subject properties are currently developed with single-family dwellings and accessory structures, all of which will be removed. A stream runs along the northwestern boundary of the site, and this same area lies within FEMA and County-studied flood zones. Surrounding properties are zoned and developed as follows:

North: Agricultural Residential 1 (AR-1): single-family residences; Planned Residential District (PRD): Ponderosa Farms subdivision
East: Residential 1 (R-1): Churchill Downs subdivision
South: Planned Commercial Farm District (PCFD): accessory structures
West: Agricultural Residential 1 (AR-1): single-family residences; Residential 1 (R-1): Tuscany Point subdivision; Planned Residential District (PRD): Ponderosa Farms subdivision



Per the submitted narrative, the proposed lots will have a minimum area of 8,000 square feet and a minimum width of 50 feet. Residences will have a minimum heated floor area of 1,600 square feet for one-story homes and 1,850 square feet for two-story homes. Each residence will include a two-car garage and driveway space sufficient to accommodate at least two vehicles. Architectural elevations will consist a combinations of brick, stone, stucco, and cementitious siding, with varied rooflines and enhanced front facades to provide visual interest. A 6.3± acre recreation area is proposed with community amenities to include a swimming pool, cabana, tennis and pickleball courts and associated parking area. Approximately 26.18± acres, or 44% of the site, will remain as undisturbed open space consisting of streams, stream buffers, and wetlands.

Per the submitted site plan, the development will be served by a single access point from Ponderosa Farm Road. The project will include a 50-foot undisturbed buffer along the exterior property boundaries.

Water service will be provided by the City of Gainesville as confirmed in a letter from Nick Swafford, Permitting Services & GIS Manager, dated September 18, 2026. Sanitary sewer service will be provided by Hall County as confirmed in a letter from Jason Skarda, Assistant Public Works Director, dated September 18, 2026.



A Traffic Impact Study (TIS) prepared by Lumin8 Transportation Technologies, dated September 15, 2026, evaluated the original site plan, which proposed two access points from Ponderosa Farm Road. Because these access points did not meet the Hall County Fire Department's required separation distance, the applicant submitted a revised site plan, received October 20, 2026, with a single access point and widened internal roads (26 feet instead of 24 feet) to comply with alternative Fire Department standards. The TIS was based on the original layout and will need to be updated as part of the Land Disturbance Permit (LDP) process.

Based on the original plan, Hall County Public Works commented that "The Traffic Impact Study (TIS) is under review and is not approved. All improvements in the approved TIS will be included in the LDP." The

Georgia Department of Transportation (GDOT) noted that impacts to the State Highway System are anticipated and directed the applicant to submit the TIS to GDOT District 1 for review. GDOT also indicated that potential improvements to SR 211 and Ponderosa Farm Road may be required.

Development Standards Analysis

The development standards for the project are summarized in the table below and are compared against the Residential Single-Family Detached (R-SF) district standards and the applicable Article 8 Site Development requirements of the Hall County Unified Development Code (UDC):

Development Standard (§)	Proposed	UDC Standard	Compliance
Site Area (§4.5)	59.16± acres	No minimum within urbanized zone	N/A
Density (§4.5)	2.47 U/A	4 U/A max within urbanized zone	Complies
Minimum Lot Area (§4.5)	8,000 sf min	8,000 sf min	Complies
Minimum Lot Width (§4.5)	50 feet	50 feet	Complies
Front Yard (§4.5)	25 feet	25 feet	Complies
Side Yard (§4.5)	5 feet	5 feet	Complies
Rear Yard (4§.5)	20 feet	20 feet	Complies
Maximum Building Height (§4.5)	Not specified	35 feet	Shall comply
Minimum Heated Floor Area	1,600 sf one-story 1,850 sf two-story	N/A	N/A
Buffers (§8.2.3)	50 feet undisturbed perimeter buffer	50 feet undisturbed perimeter buffer	Complies
Landscaping (§8.2.4.H.2)	Not specified	2 trees per lot	Shall comply
Frontage Landscape Strip (§8.2.5)	50 ft undisturbed buffer	20 feet planted unless 50 ft undisturbed buffer provided	Complies
Sidewalks (§8.4, 9.4.8.C)	Not specified	5 feet wide on both sides of street	Shall comply
Open Space (§8.5)	44%	30%	Complies
Architectural Standards (§8.7)	Shall comply per narrative	Various	Complies
Amenities Maintenance (§8.8.5)	HOA	HOA required	Complies
Cluster Mailbox Unit (CBU) (§8.10)	Not identified	CBU with parking spaces	Shall comply

Comprehensive Plan Analysis

Based on the Hall County Comprehensive Plan, staff finds that the requested rezoning to Residential Single-Family Detached (R-SF) *is consistent* with the future land use designation of *Suburban Neighborhood, Medium-Density* within the South Hall Character Area. This designation supports medium-density single-family housing, either attached or detached, in areas served by existing water and sewer infrastructure or where such infrastructure is planned for future expansion. Future infrastructure

improvements may be guided by the Sewer System Master Plan & Rate Study or may be provided by developers in areas where service is not currently planned.

As the subject property is located within the urbanized portion of the South Hall Character Area, where water and sewer services are available, the Residential Single-Family Detached (R-SF) zoning district allows a maximum density of 4 dwelling units per acre. The proposed development has an overall density of 2.47 dwelling units per acre, which is within the permitted range.

(A) & (B) Zoning Analysis – Rezone & Special Use

When considering a zoning amendment to the zoning maps and 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 rezoning and use is suitable 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; **The proposed rezoning and use does not appear to adversely affect the existing use or usability of adjacent or nearby properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property appears to have 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 rezoning and use are not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by City of Gainesville public water, and sanitary sewer service will be provided by Hall County. Any improvements identified in the final approved Traffic Study and required by Hall County Public Works and/or the Georgia Department of Transportation (GDOT) will be addressed with the Land Disturbance Permit (LDP).**

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 Residential Single-Family Detached (R-SF) zoning and subdivision design are consistent with the Comprehensive Plan's future land use designation of "Suburban Neighborhood, Medium-Density." As the subject property is located within the urbanized portion of the South Hall Character Area, where water and sewer services are available, the Residential Single-Family Detached (R-SF) zoning district allows a maximum density of 4 dwelling units per acre. The proposed development has an overall density of 2.47 dwelling units per acre, which is within the permitted range.**

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 affected 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.**

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 subject parcels are developed with single-family residences and various accessory structures.**

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; **The proposed Residential Single-Family Detached (R-SF) zoning is a new zoning district effective September 10, 2026. Previously this type of development would have been proposed under the Planned Residential Development (PRD) district which no longer exists. The subject property is adjacent to a Planned Residential Development (PRD), known as the Ponderosa Farms subdivision, which is of similar design and residential character. Therefore, the proposed zoning change would not create an isolated district unrelated to surrounding 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; **The proposed development does not appear to be out of scale with the needs of the county as a whole, as there is a need for additional housing to support population growth.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other zoning districts that would support this development as proposed. Because the R-SF district is newly established, an appropriately zoned site for this residential pattern is not yet available elsewhere.**

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.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated October 19, 2026, the Hall County Environmental Health Department stated, "Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Georgia Department of Transportation
In an email dated October 7, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system. Impacts expected to the State Highway System. Applicant to submit TIS to GDOT District 1 for review. Potential improvements for SR211 and Ponderosa Farm Rd may be needed."

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:
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.
Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
The Traffic Impact Study (TIS) is under review and is not approved. All improvements in the approved TIS will be included in the LDP.

Utilities
Property is in the Hall County service district and will connect to Hall County sewer. Any easements or improvements required for connection/system upgrades shall be obtained and funded by the developer/development owner.

Hall County Fire Marshal
In a memorandum October 6, 2026, the Hall County Fire Marshal's Office provided the following comments:

The proposed concept plan shows both ingress/egress locations on Ponderosa Farm Road too close together. Below is the fire code standard used to determine the distance between two access road ingress/egress location.

"International Fire Code 2024 Edition
D107.2 Remoteness.

> Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."

The secondary fire access road cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions. Per Fire Marshal Vieira the applicant can use the state adopted alternative to increase the road width to 26' the increased road width will eliminate the requirement for a secondary emergency access.

Hall County Tax Assessor

In a memorandum dated October 6, 2026, the Hall County Tax Assessor's Office provided the following comments:

> The Conservation Division is providing formal notice that the parcels listed below are currently under a Conservation Covenant, effective since 2023, and will incur a breach penalty. The owners have initiated the sale of these properties to CKK Development Services LLC, an unqualified buyer, and for an unqualified use—specifically, the development of a rental residential subdivision, which is prohibited under the terms of the Conservation Covenant.
>
> Parcels in Breach:
>
> 1. Parcel 15028 000107
>   Location: 5372 Ponderosa Farm Road Owners: Hugh & Lynn Stallworth
> 2. Parcel 15028 000120
>   Location: 5348 Ponderosa Farm Road Owners: Michael & Lisa Hardiman
> 3. Parcel 15028 000132
>   Location: 5300 Ponderosa Farm Road Owners: Michael & Lisa Hardiman
>
> The pending sale constitutes a violation due to the transferee being unqualified for the Conservation Use program and the intended land use being incompatible with covenant restrictions. Please update your records accordingly.

Hall County Building Inspections

In a memorandum dated October 19, 2026, Barry Shaw, Interim Director of Development Services, provided the following comments:

> Applicants would be required to get demo permits for all structures from Building Inspections before building new structures. All structures that were built prior to 1980 will require asbestos inspections and reports by a state licensed asbestos inspector. 5372 Ponderosa Farm Road
> currently has a parcel tag dated 03.23.2022 and placed by Planning and Zoning referencing a demo of a pole barn and is no longer relevant should proposed development be granted.