



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Randi Doveton, Director

Date: November 22, 2022

Subject: Public Hearing to consider variance from Hall County lot frontage requirements on a collector road, Section 16.50.040, to allow a six (6) lot subdivision with a minimum lot frontage of 50FT, located on a 45.54± acre tract on the south side of Cash Road approximately 80 feet from its intersection with Union Church Road; a.k.a. 5084 Cash Road; Zoned AR-III; Tax Parcel 15043 000028A. Commission District 1

When providing information to an applicant, staff referred to [Appendix B](#) which lists arterial and collector roads and [table 17.240.010](#) which provides the minimum lot frontage and setback requirements for lots. The minimum lot width in the AR-III district is 50FT unless it fronts an arterial or collector road.

Based on Appendix B, Cash Rd is not an arterial or collector road. However, per the definition of a collector street, [section 17.20.1120](#) and [section 16.20.090](#), it is a collector road and therefore, the minimum lot frontage is 150FT instead of 50FT ([16.50.040](#)). All six (6) lots exceed 100FT of frontage.

The discrepancy was discovered during plat review. The requirement is related to sight distance and distance between driveways on an arterial or Collector Street. A solution to this situation will be joint drives for the parcels.

We have the same situation on Bark Camp Road and on Cash Road near the intersection of Coker Drive. Bark Camp Road is new but the other Cash road plat was begun in 2020. Staff will be proposing an amendment to remove the outdated Appendix B from the regulations.

If approved staff recommends the following conditions:

1. The plat will include an ingress /egress easements for joint driveways. The location of the access easement /drive location will be per the direction of the Hall County Traffic Engineer.
2. Board Action letter shall be added to the plat.