



Hall County Government

PLANNING & DEVELOPMENT

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

Date: January 10, 2023

Subject: **5632 Bark Camp Road | Variance |** to allow 2 lots with lot frontage of 50FT instead of 150FT on a 51.13± acre tract | Zoned AR-III; Tax Parcel 11082 000001 | Proposed use: 3 residential lots | Planning Staff, applicant.

The request before you is similar to the one located on Cash Road, approved on December 8, 2022 and is located in Commission District 2.

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, Bark Camp 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](#)). Tract C has 104.24FT of frontage and Tract D has 50.01 FT 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. However, in this instance the two parcels that do not meet the minimum 150FT frontage requirement are approximately 850FT apart.

We have a similar situation for other property on Cash Road which 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 Staff will be proposing an amendment to remove the outdated Appendix B from the regulations.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. Board Action letter shall be added to the plat.
2. Tracts shall not be further subdivided.