



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Planning and Development Director

Date: March 6, 2023

Subject: **8730 Forrester Road | Variance** | to sections 170.240.010 and 16.50.040 of the Hall County regulations to allow | Zoned AR-IV | Proposed use: subdivide property into two tracts| Hall County Planning, applicant.

The request before you is to consider a variance in [Section 16.50.040](#) to allow an existing +/- 9.5-acre lot of record to be divided into two tracts. One tract will contain an existing home and accessory structures and will consist of +/-3.93 acres; the other will contain a commercial kennel and will consist of +/- 5.57 acres. As a lot of record, the property is accessed via a non-exclusive perpetual 50FT easement. The Board approved a commercial kennel (ZON2007-00113) on August 23, 2007; a variance to the rear setback for the kennel (ZON2007-00153) on November 5, 2007. The property is located in Commission District 3.

Proposed Conditions if approved:

1. The Board of Commissioners action letter shall be placed on the plat.
2. No further subdivision of the two newly created parcels shall be allowed.
3. No expansion of the commercial kennel or its services shall be allowed.
4. No dwelling shall be added to the tract containing the commercial kennel.
5. The following note shall be placed on the plat of record:
"Purchaser understands that to the extent that the property is accessed through the non-exclusive perpetual easement is not maintained by Hall County, does not meet Hall County's common driveway standards, and may not be accessible to emergency vehicles."
6. The two parcels shall be conveyed to one owner or entity.
7. Standard Hall County Platting procedures shall be followed.