

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant EcoStar Modular LLC, J. Allen Watterson

Request **Variance to section 6.1.6** | to reduce the minimum yards

Proposed Use Single-family residence

Size 0.42± acres

Zoning Planned Residential Development (PRD)

Location **6421 Honeysuckle Lane** | Tax Parcel 10011D000045

Commission District Two

Commission Date December 11, 2025

Staff Recommendation **Approval**, as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0052

Staff recommends APPROVAL of the applicant's request.

Summary Analysis

The applicant is requesting variance to reduce the front yard setback along Honeysuckle Lane from 30 feet to 4 feet and along Cherrywood trail from 30 feet to 11 feet for a single-family residence. The subject property measures approximately 0.42± acres and is zoned Planned Residential Development (PRD). The property is currently vacant.

The applicant proposes the construction of a new single-family residence. This property is part of the Timberidge Estates subdivision, and is a combination of Lots 20-24. Per the Statement of Hardship, the applicant states that there is a 20 foot drop in topography to the right side of the proposed building, and the septic location and required stream buffers serve as a limitation to meeting the required setback requirements along Honeysuckle Lane and Cherrywood Trail. Hall County Engineering approved a stream buffer variance to reduce the 25 foot state-required buffer.

Two (2) **variances** related to the front yard setback will be required if the site plan, as presented, is approved.

- 1) **Section 4.3** - Front yard setback requirement on Honeysuckle Lane of 30 feet from the property line for Residential 1 (R-1) zoning district .
 - A front yard setback along Honeysuckle Lane of 4 feet from the property line is proposed for the single-family residence.
- 2) **Section 4.3** - Front yard setback requirement on Cherrywood Trail of 30 feet from the property line for Residential 1 (R-1) zoning district .
 - A front yard setback along Honeysuckle Lane of 11 feet from the property line is proposed for the single-family residence.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The parcel's buildable area is limited due to a significant drop in topography in the northeast section of the property and the required stream buffers.**
2. The application of the requirements of Article 11 to this particular piece of property would create an unusual hardship; **No unusual hardship would be created if the requirements of Article 11 are applied to this particular piece of property.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The topography of the subject parcel is similar to parcels in the surrounding area; however, the majority of the property is impacted by the 20 feet topographic drop and the required stream buffers.**
4. Such conditions are not the result of any actions of the property owner; **No such conditions are the result of any actions of the property owner.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited or for a conditional use which has been denied by the county Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11.**

Development Support and Constraints

Hall County Environmental Health

In an email dated October 30, 2025, Emily McGahee stated “Environmental Health has performed an existing system evaluation on the existing septic system and can approve the site plan drawn on the recorded Patton plat in the provided review packet for a 2 bdrm house only. No additional bedrooms can be permitted due to insufficient area for additional primary and future repair septic systems.”

Georgia Department of Transportation

In an email dated October 29, 2025, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “No additional comments from our office. This is off system and low impact so no coordination is needed.”

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated September 19, 2025, Assistant Director Jason Skarda stated the following:

Engineering:

No comment

Traffic:

No comment

Utilities:

No comment

Hall County Fire Marshal

In an email dated October 29, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”