

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Yajaira Rodriguez

Request **Variance to Section 9.2.4** | to reduce the required road frontage

Proposed Use Minor subdivision

Size 4.96± acres

Zoning Agricultural Residential 1 (AR-1)

Location **5001 Bryant Quarter Road** | Tax Parcel 15003 000193 (pt)

Commission District Three

Commission Date March 12, 2026

Staff Recommendation **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0075

Staff recommends DENIAL of the applicant’s request.

Summary Analysis

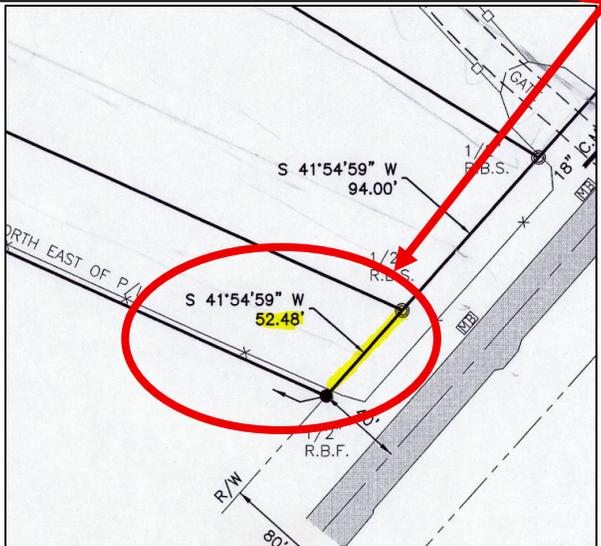
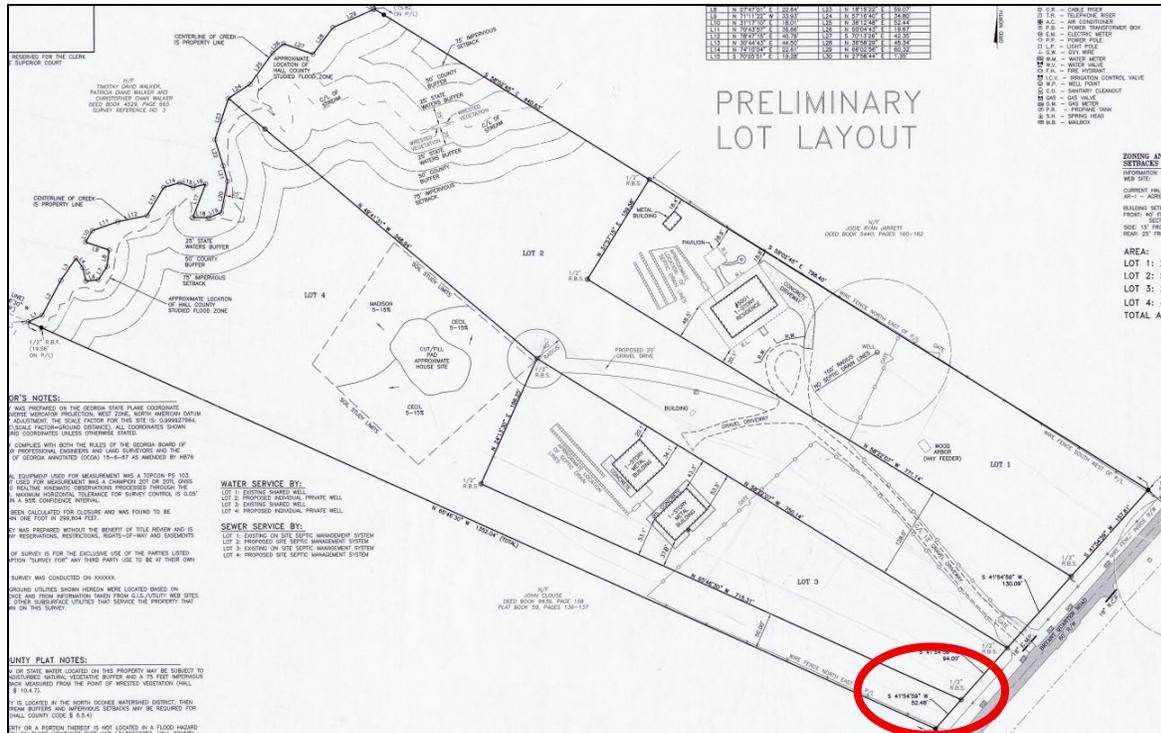
The applicant is requesting a Variance to reduce the road frontage requirements from 90 feet to 50 feet for a minor subdivision on a proposed tract measuring 4.96± acres, which is zoned Agricultural Residential 1 (AR-1).

Surrounding properties are zoned Agricultural Residential 1 (AR-1) and are mostly wooded with some properties including single-family residences and agricultural structures.

The subject tract is part of a 4-lot subdivision within a parent parcel totaling 15.25± acres. Each proposed lot



meets the minimum 90-foot lot width requirement, with the exception of the proposed 4.96± acre tract identified as Lot 4 on the submitted site plan. Per the Statement of Hardship, the requirement for 150 feet of lot width for parcels served by well water, limits the applicant’s ability to provide each lot with the required 90-foot road frontage.



One (1) variance related to the road frontage requirements will be required if the site plan, as presented, is approved.

- Road frontage requirement of 90 feet as found in section 9.2.4 for all roads designated as arterial or collector.
 - A road frontage variance from 90 feet to 50 feet along Bryant Quarter Road is proposed.

Zoning Analysis

The Planning 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 particular 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); **No. The proposed lot 4 cannot meet the minimum lot frontage; however, there are no extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography that prevent the property from complying with these standards. This standard could be met if only 3 lots were to be proposed.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created if the requirements of this UDC 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 subject property is similar in size and shape to surrounding properties. No conditions are peculiar to the particular piece of property involved.**
4. Such conditions are not the result of any actions of the property owner; **The size, shape, and topography of the lot are not the result of any actions of the property owner; however, the proposed 4 lot subdivision is a direct action of the owner.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 21, 2026, Emily McGahee stated “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.”

Georgia Department of Transportation

In an email dated January 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “Off system, no impacts to the state route expected”.

Hall County Public Works and Utilities

In a memorandum dated February 2, 2026, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:

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

Traffic:

No issues with a variance request as it does not cause traffic concerns.

Utilities:

Hall County Service Area; No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated January 23, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated the following:

“Hall County Fire Marshal Office Comments:

The fire apparatus access route from Bryant Quarter Road to the proposed 20-foot-wide gravel drive extension is only 13 feet wide. Fire code requires the 13-foot-wide access drive to be widened to 20 feet.

International Fire Code 2018 Edition, Section 503.2.1. Dimensions.

Fire apparatus access road shall have an unobstructed width of net less than 20 feet, exclusive of shoulders.”