

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Ruth C. Hill

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

Proposed Use Minor subdivision

Size 114.94± acres

Zoning Agricultural Residential 1 (AR-1)

Location **6747 Holly Springs Road** | Tax Parcel 12088 000001

Commission District Three

Commission Date March 26, 2026

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

Record Number HVAR26-0005

Staff recommends DENIAL of the applicant’s request.

Summary Analysis

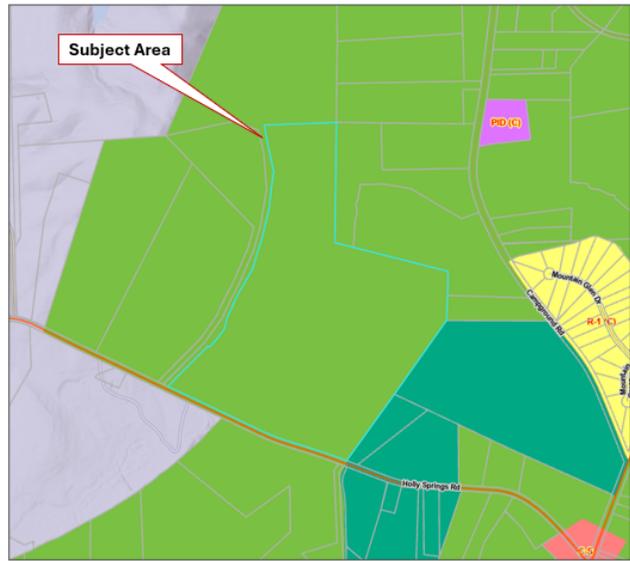
The applicant is requesting a variance to Section 9.2.4 to reduce the required road frontage from 90 feet to 52.07 feet, 53.12 feet, and 53.12 feet for 3 proposed tracts along a collector road within a minor subdivision. The proposed 4-lot subdivision is located on a tract of approximately 114.94± acres zoned Agricultural Residential 1 (AR-1).

According to Tax Assessor records, the property is currently developed with the following structures:

- A 3,132 square foot single-family residence built in 1900.
- A 784 square foot manufactured home built in 1990.
- A 1,568 square foot manufactured home built in 1999.
- Several accessory structures including 5 barns and a storage building established between 1960 and 2020.

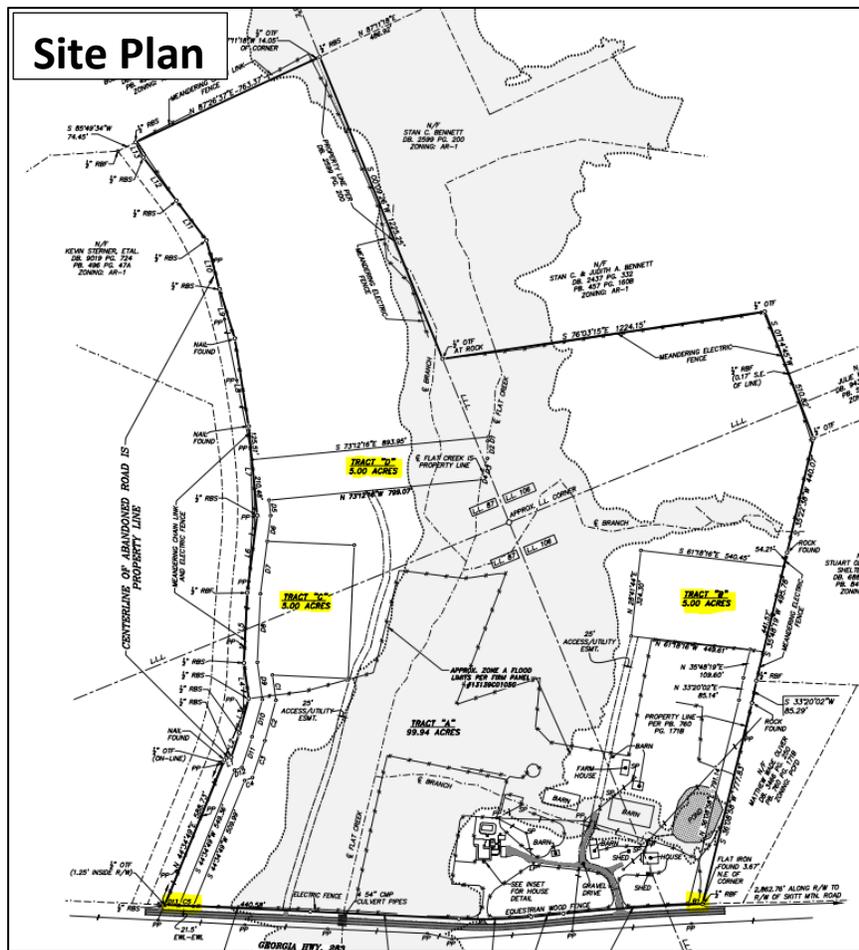
The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1) – Single-family residences
- East: Agricultural Residential 1 (AR-1) – Single-family residence, Planned Commercial Farming District (PCFD) – Single-family residences and accessory structures;
- South: Agricultural Residential 1 (AR-1) – Single-family residences, Town of Clermont, AG-R3, Agricultural – Residential III– Single-family residences and accessory structure
- West: Agricultural Residential 1 (AR-1) – Single-family residences



On November 30, 2025, the applicant submitted a 4-lot subdivision plat for review (HPLT25-0262). During review, staff recognized that a road frontage variance would be required for Tracts B, C & D. Per the Statement of Hardship, the applicant states the subject property's buildable area is limited due to the size and location of the Flat Creek flood plain which bisects the property north to south.

Water service for Tracts B and C will be served by the City of Gainesville as confirmed in an email dated February 20, 2026, while Tracts A and D will be served by private well. All lots will be served by on-site septic systems.



Three (3) **variances** related to 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 52.07 feet for Tract B
 - A road frontage variance from 90 feet to 53.12 feet for Tract C
 - A road frontage variance from 90 feet to 53.12 feet for Tract D

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); **No, 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. The property has 598.89 feet of road frontage, and nothing about its physical characteristics in the locations of the proposed lot frontages creates a hardship under this criterion. The UDC does not guarantee the right to create additional lots when minimum requirements cannot be met.**
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. There is adequate road frontage to meet road frontage requirements.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions are not unique to this property. The subject property is similar in size and shape to surrounding properties. While the applicant states that the property's buildable area is limited due to the size and location of the Flat Creek flood plain, this has no bearing on the ability to design the proposed parcels to meet road frontage requirements.**
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 which can be designed to meet road frontage standards.**
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, may not cause substantial detriment to the public good, but granting the variances could undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate spacing between driveways, reduce turning-movement conflicts, and protect traffic flow on**

heavily traveled roads. Reducing frontage below the required minimum could weaken these safety and circulation objectives.

Development Support and Constraints

Hall County Environmental Health

In an email dated February 18, 2026, Emily McGahee stated “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.”

Georgia Department of Transportation

In an email dated February 16, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated “Existing access, no new impacts expected to the state route.”

Hall County Public Works and Utilities

In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:

Show FEMA and Hall County studied Flood plains that are present on site.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:

This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.

Utilities:

Hall County SA
No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”