

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Patricia Stump & Laurence Becker

Request **Variance to Section 3.2** | to reduce the required road frontage

Proposed Use Lot reconfiguration

Size 65.95± acres

Zoning Agricultural Residential 1 (AR-1)

Location **0 & 0 Stringer Road** | Tax Parcels 12061 000002A, 12061 000019(pt)

Commission District Three

Commission Date May 28, 2026

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

Record Number HVAR26-0016

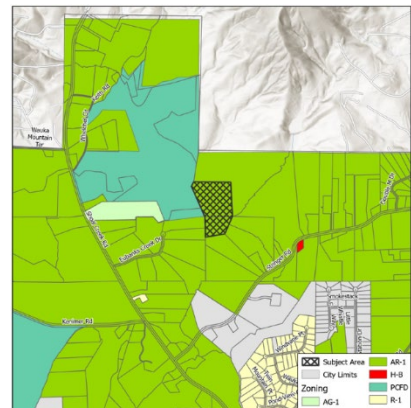
Staff recommends DENIAL of the applicant’s request.

Summary Analysis

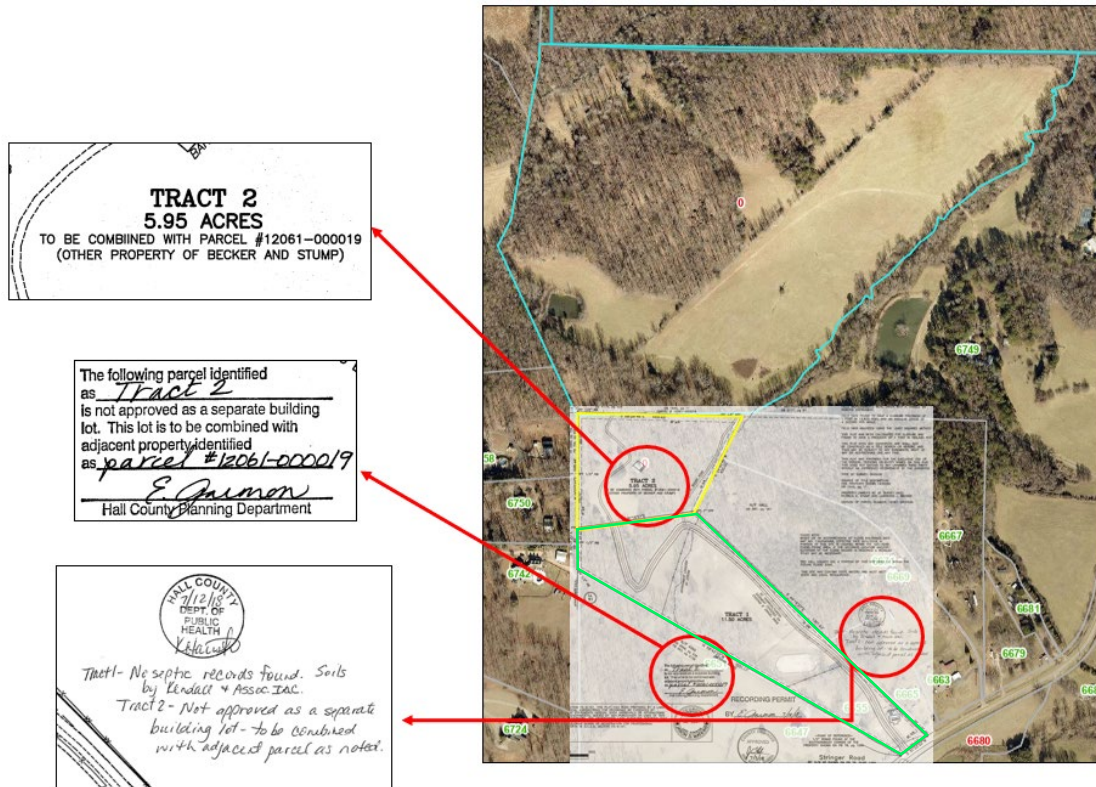
The applicant is requesting a variance to Section 3.2 to reduce the required road frontage from 50 feet to 0 feet for a lot reconfiguration, on a combined tract totaling 65.95± acres zoned Agricultural Residential 1 (AR-1). According to Tax Assessor records, the property is currently developed with a 1,156 square foot accessory structure established in 2015.

The surrounding properties are zoned and developed as outlined below:

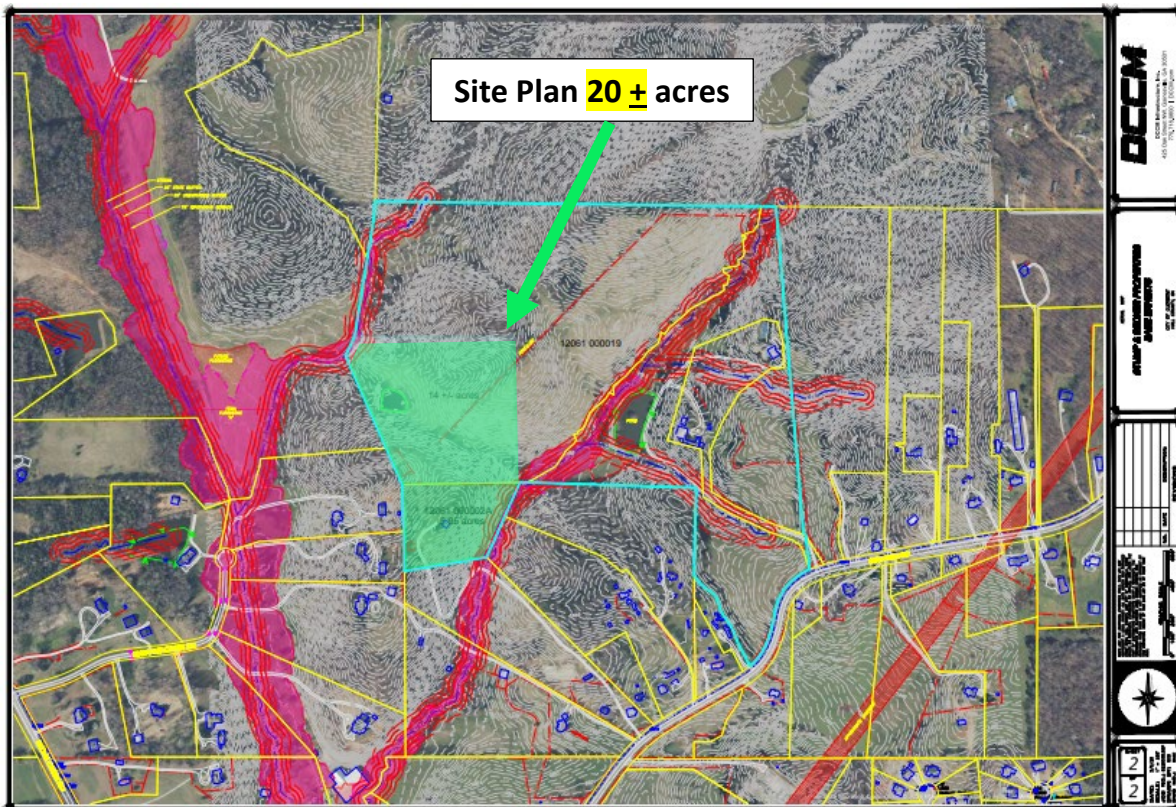
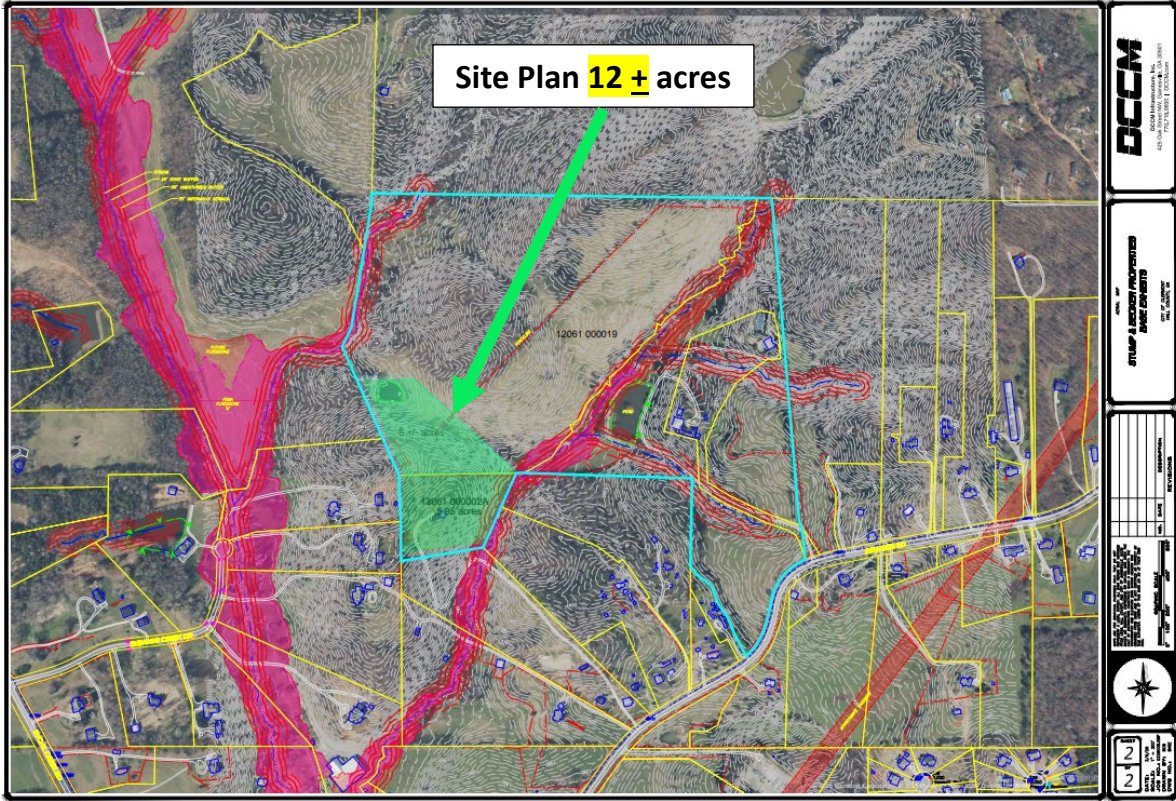
- North: White County
- East: Agricultural Residential 1 (AR-1): Single-family residences
- South: Agricultural Residential 1 (AR-1): Single-family residences
- West: Agricultural Residential 1 (AR-1): Single-family residences; Planned Commercial Farm District (PCFD): Agriculture



On July 16, 2018, a plat was recorded that depicted two tracts (shown in Green and Yellow below); however, Hall County's approval of this subdivision was contingent upon the second tract, 5.95± acres, outlined in yellow, being combined with the adjacent property, 60± acres, outlined in blue. The larger tract outlined in blue was established prior to the adoption of the Hall County Unified Development Code, as it was not approved via plat as a standalone parcel. The property owner did not complete the required combination process as outlined above, and Tract 2 was subsequently assigned a new tax parcel number, 12061 00002A. The variance request is now to official establish a landlocked buildable parcel.



According to the submitted narrative, the applicants propose to reconfigure both tracts with the intent of placing them under a Conservation Use Covenant and subsequently selling the smaller tract. Two alternative configurations have been provided: one depicting approximately 12 ± acres and the other depicting approximately 20 ± acres (see images below). As stated in the narrative, the final configuration will be determined upon completion of a conservation assessment and the identification of a buyer.



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

- Road frontage requirement of 50 feet as found in Section 3.2 for all roads designated as local.
 - A road frontage variance from 50 feet to 0 feet for a proposed landlocked tract.

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); **There are no extraordinary or exceptional conditions related to the size, shape or topography of the lot that would justify the requested variance. The subject property was never approved as an individual lot, and its current configuration is the result of the property owner's decision not to complete the required combination with an adjacent parcel. As such, the hardship is not attributable to the physical characteristics of the lot, but rather to actions taken by the property owner.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **While there is no road frontage available to the subject properties, Hall County Unified Development Code does not allow the establishment of new landlocked parcels. Specially, the Hall County UDC states "No principal building may be placed or erected on any lot which does not abut a street or road shown on the official county road map or otherwise maintained by a governmental unit, an existing public way not maintained by the county, or a newly created street which meets the standards of the county subdivision regulations." Approval of this variance would allow for the creation of a lot of record without road frontage therefore directly impairing the intent of the UDC.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While the larger landlocked tract appears to have been established prior to the adoption of the Hall County Unified Development Code, the smaller tract is not uncharacteristic of other properties in the vicinity. It exists as the remnant of a two-lot subdivision that was intended to be combined with the larger landlocked parcel to the north, but that combination was never completed by the property owner.**
4. Such conditions are not the result of any actions of the property owner; **The size and configuration of the subject lot are the direct result of actions taken by the property owner. The 5.65-acre tract represents the remaining portion of a two-lot subdivision from a parent parcel located to the south. Hall County's approval of that subdivision was conditioned upon the subject parcel being combined with a larger parcel to the north; however, that combination did not occur.**
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 variance would 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. In this case, the subject parcel is landlocked and does not possess the required frontage on a public street. Granting a variance to create or recognize a parcel without any frontage would effectively bypass these core access-management standards.

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated April 29, 2026, the Hall County Environmental Health Department provided the following comment: “No comment.”

Georgia Department of Transportation

In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, “Off-System, no impacts to the State Route expected.”

Hall County Public Works and Utilities

In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:

Show FEMA and Hall County studied Flood plains that are present on site.

Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:

Common access driveways standards may apply dependent upon the final development plan.

Utilities:

No comment. Property is in Hall County service area but sewer is not available near that location.

Hall County Fire Marshal

In a memorandum dated April 20, 2026, the Hall County Fire Marshal’s Office stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”