

Stringer Road Variance Summary

Applicants: Patricia (Trish) Stump and Laurence (Larry) Becker

Amended April 15, 2026

Trish Stump and Larry Becker have submitted a variance request (HVAR26-0016) to eliminate the road frontage requirement for a residential lot within their 123+ acre farm. The future lot is part of an assemblage of 4 contiguous parcels located in North Hall, adjacent to the White County line. It is the property owners' intent to preserve the entirety of the approximately 123 acres into a binding and permanent Conservation Covenant and if qualified, a Conservation Easement with a Georgia Land Trust, ensuring the preservation of the county's rural character. The proposed lot is anticipated to be between 12 and 20 acres in area, with final dimensions determined once a Conservation assessment is completed and a conservation buyer is found. For this reason, two site plans are provided with the application, with each showing a possible 12 and 20-acre configuration. Access would be provided by an existing farm road that connects the property to Stringer Road.

On July 16, 2018, a plat was recorded showing a 5.95-acre parcel to be combined with the adjacent 60-acre parcel (12061 000019); this tract is also considered "landlocked" with no direct frontage on a public right-of-way. This 5.95-acre tract is the starting point for the future residential lot, with additional acreage to be combined and surveyed once a decision is reached regarding the frontage.

The owners who have lived on and preserved the property for 35 years wish to avoid including road frontage for this future lot for several reasons. They strongly desire to maintain the rural aesthetic of the property. The inclusion of a 50-foot wide "tail" connecting the future lot to Stringer Road would most likely follow the southern and western boundaries of the assemblage. This path would go directly through rugged topography and flood plain as well as a flowing stream. Also, a new boundary would cross over the existing farm road which serves as a driveway for the applicants' home and accessory buildings on their farm. The proposed configuration would provide the future lot with an easement accessing this farm road and would not require any additional access from Stringer Road, while the "tail" configuration is likely to lead to another driveway being installed precisely in the curve of this rural road which has proven to be dangerous in the past.

The property owners live on an adjacent parcel (12061 000025) to be included in the Conservation Covenant and intend to continue living there for the foreseeable future while organizing the Conservation Preserve and easement. The future lot would be sold with the covenant intact, and the proceeds will help fund associated costs in donating the

conservation easement, such as attorney fees, surveying fees, and stewardship of the easement. Determining the final configuration of the future lot is the next step in Ms. Stump and Mr. Becker's lengthy process towards protecting this property from future development and preserving the natural beauty of Hall County.