



**STATEMENT OF HARDSHIP**

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

**Describe how each situation listed below relates to your application:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property 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).

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2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

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3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

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4. Such conditions are not the result of any actions of the property owner.

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5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

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***I hereby certify that the above information and all attached information is true and correct.***

Applicant

*Patricia A. Stump*  
*LJB*

Date

*3/12/26*

**STATEMENT OF HARDSHIP RESPONSES:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property 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 subject property measures approximately 66 acres in total and is currently configured in 2 separate tax parcels. It is the goal of the property owners to voluntarily place Conservation Easements and Preservation Covenants on the property. As part of this process, they wish to reconfigure the two parcels into a single-family residential homesite that would measure between 12 and 20 total acres, while the remaining acreage would be combined with an adjacent 38-acre parcel under the same ownership (12061 000025). An existing gated driveway serves the property currently, providing access from Stringer Road to the farmhouse and accessory buildings on parcel 12061 000025, and continuing across a stream to reach the parcels and pastures beyond. The original lot (parcel 12061 000002A) was purchased in 1991 and recorded with the Hall County Clerk of Courts on July 16, 2018. This recorded plat showed a subdivision of the parcel; Hall County approved the 5.95 acre tract with a condition that it be combined with adjacent tax parcel 12061 000019. However, the county's GIS map shows that the parcel maintained its unique identification number of 12061 000002A and a new tax parcel number was created for the remaining tract under different ownership. Currently, both parcels 12061 000019 and 12061 000002A are "landlocked" and do not directly adjoin right-of-way.
2. The application of the requirements of this resolution to this particular property would create an unusual hardship. Should the requirements of this resolution be applied to this particular property, the most logical configuration for the new boundary would connect the lot to Stringer Road at the exact location of the endpoint of an S-curve in the roadway. The risk associated with the lack of sight distance is increased by the limited shoulders and drainage ditches that frame the road, which is typical in this rural part of the county. The proposed "tail" for the lot would then follow the southwestern boundary of the property and this 50-foot offset would pass through the steepest terrain on the site, which is heavily wooded. The boundary would continue through flood zones and a stream. This potential impact on the natural features of the property would directly contradict the applicants' goal of preservation and conservation and could negatively impact the process of including the property in a land trust. It is also important to note that the possibility of a new driveway at the source of the required frontage would be unsafe due to

poor sight distance and the layout of Stringer Road. In fact, the location of the current driveway is at the opposite end of the S-curve for this exact reason, and it is prudent that the same driveway continue to be used for access to the property.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood. The subject property is unique as it represents the history of the Head family's estate. Over the years, the property owners have acquired parcels that had been subdivided from the original tract, and they are slowly returning the property to its previous configuration. The applicant is not aware of any other property owners who are pursuing similar reconfigurations or entering into conservation easements. As the process of reconfiguring property is typically controlled by meeting standards related to frontage, setbacks, and acreage, this specific change is driven mainly by the goal of preserving the subject property's natural features. If required to meet the requirements set forth by the code, the resulting configuration would negatively impact the overall character of the site.
4. Such conditions are not the result of any actions of the property owner. It is the property owners' desire to pursue the reconfiguration of the property and enter into a conservation covenant with a land trust. However, the property owners are not seeking to establish a non-conforming, landlocked lot; rather, they are attempting to reconfigure an existing lot of record. The approval of the reconfiguration along with a recorded easement for access would provide legitimacy to the parcel that it currently lacks, should property ownership change without approval of the request.
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. If relief were granted, this reconfiguration would not cause substantial detriment to the public good. The status of the parcel as an existing lot of record and this reconfiguration would not establish any additional lots beyond what currently exists. Instead, the property owner only wishes to modify the boundaries of the subject parcels into a smaller lot and combine the remainder into one large tract. Doing so will protect and preserve the natural character for the benefit of Hall County's future, and aligns with the goals set forth by the Board of Commissioners in the December 2024 adoption of the county's Comprehensive Plan. These goals include recognizing the importance of environmental stewardship by designating areas as permanently protected greenspace.