



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (07/20/26)

REPORT TO: Voting Meeting (07/23/26)

ITEM NO: 383/2026

SUBJECT: Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch. Tax Parcel 15036B000037. Proposed use: 58-lot single family subdivision. Commission District 1.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: JG

Recommendation:

Approval

Purpose of Request:

Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch (Tax Parcel 15036B000037). Proposed use: 58-lot single family subdivision. Commission District 1.

Variance to authorize encroachment into the County's 50 foot buffer.

History:

The said development at 3969 Bolding Road is requesting a variance to authorize encroachment into the County's 50 foot buffer.

Facts and Issues:

Options:

Significant topographic constraints requires stormwater management facility to be placed in the 50' county buffer to ensure proper drainage. Encroachment is required to construct maintenance vehicle access, as required by the City of Gainesville to the aerial sanitary sewer connection crossing.

On properties between 10 acres and 49.9 acres, the impervious setback area may be reduced such that the sum of the undisturbed buffer area and the impervious setback area do not exceed 12 percent of the total property area of the development activity. However, in no case shall the 50-foot undisturbed buffer be reduced or altered to achieve this percentage.

The Official Code of Hall County Section 8.170.080. Buffer and Setback Variance Procedures grants the authority to the Board of Commissioners to conduct a public hearing on the variance request prior to granting or denying the said request.

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Attorney
JG	JG	JM	JL
Administration			
CR			

Attachments:

Buffer Variance Application
New Variance Request Map