



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (08/10/26)

REPORT TO: Voting Meeting (08/13/26)

ITEM NO: 490/2026

SUBJECT: **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, with conditions, of the applicant's request as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. To uphold the intent of the Hall County Unified Development Code (UDC), the subject property identified as Tax Parcel 15004 000086 may be subdivide into a maximum of 3 lots given public water becomes available along F Gilmer Road.

Purpose of Request:

5771 F Gilmer Road | Variance to Section 3.2 | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

History:

Facts and Issues:

Options:

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?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign
Public Comment - from Elijah Adams
Public Comment - from Sharron Adams
Public Comment - from Sarah Dukes
Public Comment - from Kady Dukes
Public Comment - from Ben Guess