

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Henry Meeler

Request (A) **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential 1 (AR-1)
(B) **Variance to Section 9.2.4** | to reduce minimum road frontage

Proposed Use 5-lot subdivision

Size 7.16± acres

Zoning **Current:** Planned Commercial Farm District (PCFD)
Proposed: Agricultural Residential 1 (AR-1)

Location **6820 Holly Springs Road** | Tax parcel 12105A000030

Commission District Three

Board of Commission Date August 27, 2026

Staff Recommendation (A) **Approval, with conditions**, as the proposed zoning is consistent with the “Rural Agricultural” future land use classification within the Comprehensive Plan.
(B) **Approval, with conditions**, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number..... (A) HZON26-0022
(B) HVAR26-0033

(A) & (B) Staff recommends APPROVAL of the applicant’s request with the following conditions:

1. The property shall be developed in accordance with the site plan received July 1, 2026, and as described in the project narrative dated June 26, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.

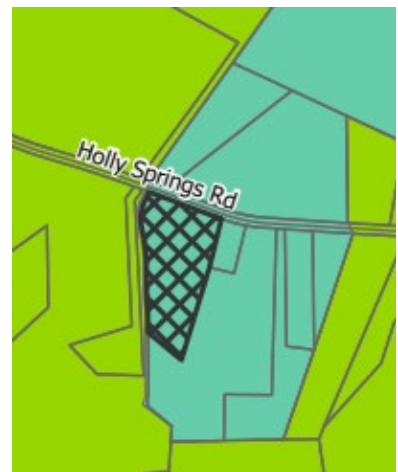
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant has submitted two concurrent request on a 7.16± acre tract: (A) Rezone from Planned Commercial Farm District (PCFD) to Agricultural Residential 1 (AR-1) to allow the subdivision of the property into 5 tracts and (B) a Variance to reduce the minimum road frontage standards from 90 feet to 50.27 feet for one of the proposed 5 lots.

Surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) and developed with single-family residences and/or agricultural uses.

The subject property is undeveloped and has a history of being actively farmed. The parcel is Tract 2 of a 2-lot subdivision approved on September 23, 2025 (HPLT25-0192). Per the definition of “subdivision, minor,” once any parcel has been subdivided into a total of no more than six lots, tracts, parcels, or building sites, no further subdivision is permitted for a period of 12 months following the approval. Therefore, should this rezoning and variance be approved, further subdivision of the property cannot occur until 12 months follow plat approval.



Holly Springs Road is designated a “collector road.” The Unified Development Code (UDC) Section 9.2.4 states “all new lots accessing a road designated as an arterial or collector must have a minimum frontage of 90 feet. Proposed lot frontages and sizes are as follows:

LOT	ROAD FRONTAGE (feet)	LOT SIZE (acres)
1	141.83	1.232
2	90.70	1.059
3	90.73	1.036
4	90.73	1.012
5	50.27	2.820

Per the Statement of Hardship, the applicant states that “while the property contains sufficient total road frontage to create five lots that meet the 90-foot frontage requirement, doing so would result in all five lots being relatively narrow in width. Allowing Lot 5 to have approximately 50 feet of road frontage enables the overall tract to be divided into more functional lots with improved building envelopes and usability.”

As Holly Springs Road is under the jurisdiction of the Georgia Department of Transportation (GDOT), GDOT has commented that any residential driveway must be permitted through the Area 1 – Gainesville Office. Driveways may be required to be shared. If they are combined into one access point, a commercial driveway permit will be required.



Zoning Analysis - Rezoning

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore the property has limited economic use as currently zoned. The rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surrounding AR-1 zoned parcels.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the "Rural Agricultural" land use designation.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned; however, the PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore, the rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surrounding AR-1 zoned parcels.**

- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is undeveloped and historically used for agricultural purposes.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The change in zoning would align the subject property with the zoning of adjacent parcels.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The AR-1 zoning is the complimentary zoning district to PCFD and is compatible with both the surrounding area and Future Land Use Map.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

Zoning Analysis - Variance

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 particular 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 extraordinary and exceptional conditions pertaining to the particular lot in question due to its shape. While the minimum road frontage width for all 5 proposed five lots can be met, the configuration of the parcels would result in all five lots being relatively narrow. Allowing Lot 5 to have approximately 50**

feet of road frontage enables the tract to be divided into more functional lots with improved building envelopes and overall usability.

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the requirements of this UDC to this particular piece of property would not create an unusual hardship. Although the parcel's shape presents challenges in creating functional lots, these conditions do not rise to the level of an unusual hardship under the UDC. The property can still be subdivided in compliance with the code; however, the requested variation allows for a more functional lot layout and improved usability.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood. While the parcel is generally similar in size to surrounding properties, its specific configuration creates layout challenges that are not typical in the immediate area. These parcel-specific conditions contribute to the need for the requested variation.**
4. Such conditions are not the result of any actions of the property owner; **Such conditions are not the result of any actions of the property owner. The size and shape of the lot are existing conditions not created by the owner. While the proposed subdivision is an action of the owner, the physical characteristics contributing to the need for the requested variation are not.**
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, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC as there is adequate road frontage to accommodate 5 parcels.**

Development Support and Constraints

Hall County Environmental Health

In an email dated July 29, 2026, the Hall County Environmental Health Department stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation

In an email dated July 21, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "On-system. Residential driveway to be permitted by the Area 1 – Gainesville Office. Driveways may be required to be shared. If combined into one access, a commercial driveway permit will be required."

Hall County Public Works and Utilities

In a memorandum dated July 29, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

As this subdivision is less than 6 lots, a stormwater management report is not required.

Traffic:

Access is on a State Route and will require approval from the Georgia Department of Transportation.

Utilities:

No comment. Property is located in the Hall County sewer district, but not available near this location.

Hall County Fire Marshal

In a memorandum dated July 20, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comment as proposed."

Hall County Building Inspections

In a memorandum dated July 28, 2026, Kristie Turner, Development Services Director, stated "No structures on property, Building Inspections has no comment."