



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (08/24/26)

REPORT TO: Voting Meeting (08/27/26)

ITEM NO: 518/2026

SUBJECT: 6820 Holly Springs Road | Variance to Section 9.2.4 | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

Meetings:

Work Session Date: 08/24/26

Voting Meeting Date: 08/27/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions**, as hardship exists pursuant to the criteria of 11.1.1.D.11.

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.

Purpose of Request:

6820 Holly Springs Road | Variance to Section 9.2.4 | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, 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

Narrative

Statement of Hardship

Site Plan

Plat

Maps

Deed

Water Availability

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Building Inspections Comment

Notice Sign