



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Randi Doveton, Director

Date: July 7, 2022

Subject: Public Hearing to consider variance from Hall County common access driveway requirements on a five (5) lot subdivision located on a 46.86± acre tract on the west side of Old Dahlonga Highway approximately 47 feet from its intersection with Old Whelchel Road; a.k.a. 6526 Old Dahlonga Highway; Zoned AR-IV; Tax Parcel 11078 000004. Commission District 3.

At the February 24, 2022 meeting, the Hall County Board granted approval of a minor subdivision. The request included lot width variances but did not specify that the existing drive would be allowed to remain the only access to all 5 newly created parcels.

There have been no changes to the request since the Planning Commission took action. **This is a variance to correct a staff report omission and allow approval of the plat.** The lot configuration remains the same.

During plat review it was discovered that the minimum common access drive requirements as found in [Section 12.40.220](#), were not being met and a variance from the Board of Commissioners for that standard would be required prior to plat approval.

The following language will be added to the plat as well as the deed for each lot created:

Purchaser understands that to the extent that the property is accessed through the current common access driveway, the current common access driveway is not maintained by Hall County, does not meet Hall County's common driveway standards, and may not be accessible to emergency vehicles.

All other conditions of approval imposed on February 24, 2022, and provided in the action letter dated March 1, 2022, remain in effect.