



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: February 20, 2023

Subject: **4654 Shirley Road | Variance | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract | Proposed use: 6-lot subdivision | Rochester | DCCM, applicant.**

The request before you is the variance request of Rochester | DCCM to allow a 6-lot subdivision on 22.04± acres. **It should be noted that a simultaneous conditional use request accompanies this request but has a separate memo and report. The items can be heard simultaneously but separate motions and votes are required.** This item is located within Commission District 3.

At their February 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with three (3) conditions. **(5-0)**.

There were no written comments submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

There has been no change since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The development shall be limited to a maximum of 6 lots. No further subdivision of any lot shall be permitted without additional action by the Hall County Board of Commissioners and the completion of a stormwater management report.
2. Lots 1-5 shall be accessed through a common access drive per the amended site plan dated 1-30-23 and the enlarged driveway detail plan dated 1-19-23, and developed in accordance with common access driveways minimum standards ([12.40.220](#)), subject to the review and approval of Hall County Engineering. Lot 6 shall be served by an individual driveway connecting directly to Shirley Road.
3. All Zoning conditions shall be part of any plat or site plans prepared.