



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (03/06/23)

REPORT TO: Voting Meeting (03/09/23)

ITEM NO: 102/2023

SUBJECT: **4654 Shirley Road | Variance** | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001(pt.) | **Proposed use: 6-lot subdivision** | Commission District 3 | **Rochester|DCCM, applicant.**

Meetings:

Work Session Date: 03/06/23

Voting Meeting Date: 03/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

4654 Shirley Road | Variance | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001(pt.) | **Proposed use: 6-lot subdivision** | Commission District 3 | **Rochester|DCCM, 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	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

Updated Board Memo - as of 3/6/2023
 Board Memo
 Recommendation Report
 Application
 Narrative
 Updated Site Plan
 Original Site Plan
 Maps
 Deed
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign Photos