



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Randi Doveton, Director

Date: February 20, 2023

Subject: **4654 Shirley Road | Use Subject to County Commission Approval | Proposed use: 6-lot subdivision | Rochester | DCCM, applicant.**

The request before you is the conditional use request of Rochester | DCCM to a 6-lot subdivision on 22.04± acres. ***It should be noted that a simultaneous variance request accompanies this request but has 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 six (6) 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.
4. Plat shall show the buffer and impervious setback from wooded vegetation, not centerline of creek and shall show Hall County studied floodplain and FEMA floodplain.

5. Development shall follow the standard Hall County Plat Review process.
6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”