



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: 103/2023

SUBJECT: **4654 Shirley Road | Use Subject to County Commission Approval |** 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.
4. Plat shall show the buffer and impervious setback from wretched 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.”

Purpose of Request:

History:

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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