



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Assistant Director of Planning & Development

**Date:** June 24, 2024

**Subject:** **6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract | Proposed Use: 9-lot residential subdivision | Rochester | DCCM, applicant**

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The request before you is the request of Rochester | DCCM for a Use Subject to County Commission Approval to allow a 9-lot residential subdivision. This item is located within Commission District 2.

At their June 3, 2024 meeting, the Hall County Planning Commission voted to recommend approval with six (6) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposal is consistent with the Lake Area Residential Character Area in the Comprehensive Plan.

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

#### Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 2, 2024, and as described in the project narrative submitted on April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The subject property shall be subdivided into a maximum of nine (9) single-family residential lots in accordance with the requirements of the Residential I (R-I, 17.60) zoning district as detailed in 17.240, Area and Setback Requirements.
3. There shall be a mandatory homeowners' association (HOA).
4. All designated open space within the development shall be commonly held, and not held by individual homeowner(s).

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall appear on any plats created for the subdivision.