



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

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

From: Randi Doveton, Director of Planning & Development

Date: September 25, 2023

Subject: **3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. Subdivisions | on a 8.56± acre parcel | Proposed Use: 2-lot subdivision | Fernando Magana Jr / Brenda Magana, applicant.**

The request before you is the request of Fernando Magana Jr / Brenda Magana for a Use Subject to County Commission Approval to allow a 2-lot subdivision. This item is located within Commission District 3.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with four (4) condition (5-0).**

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

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The property shall be subdivided into a maximum of 2 building 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.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. 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.”