



## AGENDA ITEM

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

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**REPORT TO:** Work Session (10/09/23)

**REPORT TO:** Voting Meeting (10/12/23)

**ITEM NO:** 527/2023

**SUBJECT:** **3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

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### Meetings:

**Work Session Date:** 10/09/23

**Voting Meeting Date:** 10/12/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**  
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."

**Purpose of Request:**

**History:**

**3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.**

**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	Attorney	Administration
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo