



## AGENDA ITEM

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

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

**REPORT TO:** Voting Meeting (10/26/23)

**ITEM NO:** 568/2023

**SUBJECT:** **8545 Belton Bridge Road | Amend Conditions** | of a previous rezoning regarding a subdivision amenity area on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | Commission District 3 | **Mallard View Homeowners Association, applicant.**

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#### Meetings:

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

**Voting Meeting Date:** 10/26/23

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval.

Conditions:

1. The development is approved as generally shown on the site plan (Site Plan\_Mallard View\_LDP plans, dated May 16, 2023) and as described in the project narrative (Updated Narrative, dated August 9, 2023), modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The applicant shall provide off-street parking on the subject parcel in accordance with the requirements of [17.250](#), off-street parking, storage, and loading requirements.

#### Purpose of Request:

**8545 Belton Bridge Road | Amend Conditions** | of a previous rezoning regarding a subdivision amenity area on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | Commission District 3 | **Mallard View Homeowners Association, applicant.**

#### History:

#### 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:**

|               |                |                 |                       |
|---------------|----------------|-----------------|-----------------------|
| <b>Submit</b> | <b>Approve</b> | <b>Attorney</b> | <b>Administration</b> |
| AD            | RD             | WLI             | CR                    |
| <b>Clerk</b>  |                |                 |                       |
| JR            |                |                 |                       |

**Attachments:**

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