



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

ASSISTANT DIRECTOR
Beth Garmon

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: April 8, 2024

Subject: **8545 Belton Bridge Road | Amend Conditions | on a 8.23± acre parcel | Proposed Use: Amenity area | Mallard View Homeowners Association, applicant.**

The request before you is the request of Mallard View Homeowners Association to Amend Conditions to allow an amenity area. This item is located within Commission District 3.

At their March 18, 2024 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the future land use classification of Rural 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 February 21, 2024, and as described in the project narrative received February 21, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval, to include grass parking as specified on the site plan.
2. The developer shall coordinate with Hall County Engineering to obtain the necessary driveway permits for access off Pintail Court.
3. The approval of these zoning condition amendments shall only apply to the subject parcel, 12127 000001.
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."

5. All amended conditions and previous conditions of original zoning dated May 12, 2005, and October 26, 2023, shall appear on any plats or building plans created for the subject property.