



AGENDA ITEM

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

REPORT TO: Work Session (04/22/24)

REPORT TO: Voting Meeting (04/23/24)

ITEM NO: 192/2024

SUBJECT: **8545 Belton Bridge Road | Amend Conditions** | on an 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.**

Meetings:

Work Session Date: 04/22/24

Voting Meeting Date: 04/23/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

8545 Belton Bridge Road | Amend Conditions | on an 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:

| Submit | Approve | Attorney | Administration |
|--------------|---------|----------|----------------|
| AD | BG | WLI | CR |
| Clerk | | | |
| JR | | | |

Attachments:

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