

Narrative  
**Trail of Terror**

Agri-Entertainment Special Use  
With Variances

Existing Site Description

The proposed property is 12.99 acres located on the north side of Friendship Road between Friendship Farm Drive and Maple Valley Drive in South Hall County, Georgia. The property is currently zoned AR-III. According to Hall County GIS data, the surrounding and adjacent properties are zoned AR III & R-I.

Proposed Development

The proposed property will be used for a haunted trail during September and October and eventually an event center. The existing barn will be converted into the ticket sale / trail entrance. Traffic flow will have one way in and out drives going through a gravel parking lot to control traffic. Events will be able to accommodate 250 people at a time. Non-spill lighting will be used in the parking lot and will only be turned on for events.

A restroom building will be constructed near the ticket line for customers. This will be served by City of Gainesville water with an on-site sewer system.

The existing garage will remain and be used for storage of exhibits and supplies.

The existing house on the property will remain and eventually be renovated and used for events such as weddings.

This development lies within the Gateway Corridors Overlay District. There will be minimal construction compared to a typical development. The frontage of the site will enhance the existing landscaping to present an upscale family image. One monument sign will be placed in the middle of the property along the Friendship Road frontage.

Hours of operations will comply with the current agri-entertainment requirements.

### Variances for the agri-entertainment

1. The existing house is only 95 feet from the property line. This property line is along a creek with a large flood plain. The Friendship Farm S/D is adjacent to the boundary. The existing house is nearly 500 feet from the nearest house in the subdivision, so the intent of this regulation is met.
2. Parking will be 50 feet off the western property line. The proposed parking will be on the back side of a hill that shields it from the neighboring property owners. It will be over 200 feet from the adjacent house. To further protect the adjacent property, a 6 foot solid privacy fence will be installed along with evergreen fast growing landscaping. This will provide a real buffer with the adjoining property owners.

### Variances for the GCOD

1. The parking lot will be gravel and not paved as required by the GCOD regulations. This will minimize storm water runoff which will be more beneficial as the parking lot will have limited use due to the number of activities through the year.

### Building Setbacks and Buffers

**Front:** 40'

**Side:** 15'

**Rear:** 20'

**Buffers:** 50' Enhanced Landscaped Buffer along the western boundary.

### Storm Water Management

Storm water will be detained in infiltration trenches. The construction will require minimal land disturbance and impervious areas. The runoff discharges into an existing creek that forms the northern and eastern boundary. The site will comply with all current storm water regulations for Hall County.