



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 19, 2023

Subject: **3263 Tanners Mill Road | Use Subject to County Commission Approval | on a 37.28± acre tract | Proposed use: agri-entertainment venue | Paden M. Dunagan, applicant.**

The request before you is the request of Paden M. Dunagan for a Use Subject to County Commission approval to allow an agri-entertainment venue with a variance to allow outside amplification. This item is located within Commission District 1.

At their June 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the use but to deny the variance request. The use was approved with five (5) conditions **(3-0, Sosebee & Varner absent)**.

There was **one (1) comment in opposition submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The agri-entertainment business shall operate as described in the narrative and depicted on the site plan.
2. The agri-entertainment business shall satisfy all comments from the Environmental Health Department, Fire Marshal, Public Works and Utilities, and Georgia Department of Transportation prior to obtaining an agri-entertainment business license. Plans addressing comments, or for any further improvements, or development, of the property shall be submitted for review and appropriate permits obtained.
3. No variances are granted as part of this request.
4. Any expansion to the existing agri-entertainment business shall require additional approval from the County Commission.

5. Per, §2.60.060. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.