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# Hall County Government

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

**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:** Randi Doveton, Director of Planning & Development

**Date:** August 21, 2023

**Subject:** **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract | Proposed use: agri-entertainment | Keith D. & Chad Bell, applicant.**

The request before you is the request of Keith D. & Chad Bell for a Use Subject to County Commission Approval to allow agri-entertainment. This item is located within Commission District 1.

At their August 7, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with seven (7) conditions (5-0).**

There was one (1) **comment submitted** in advance of the Planning Commission meeting, **one (1) person spoke in favor, 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 dated May 15, 2023 and depicted on the site plan dated January 31, 2022.
2. A variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. A variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)). No other variances are granted from these standards
5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.

6. 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.
7. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years.