



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
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, Director of Planning & Zoning

Date: November 25, 2024

Subject: **6539 Ransom Free Road | Use subject to county commission approval | on a 19.78± acre tract | Zoned AR-IV, Tax Parcel 12014 000023 | Proposed Use: Agri-entertainment venue | Patrick & Lorraine Cash, applicant**

The request before you is the request of Patrick and Lorraine Cash for a use subject to county commission approval for an agri-entertainment venue. This item is located within Commission District 3.

At their November 4, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with seven (7) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the future land use designation of Rural Residential 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 September 1, 2024, and as described in the project narrative dated September 4, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to, Environmental Health, the Fire Marshal, and Hall County Engineering.

3. The following statement regarding the potential impacts of agricultural operations in the area shall be made 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.”
4. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
5. Hours of operation shall be 9:00 am to 10:00 pm.
6. Any signage must be approved by the Director of Planning and Zoning or their designee.
7. Driveway shall be approved by Hall County Engineering prior to issuance of permit.