



AGENDA ITEM

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

REPORT TO: Work Session (12/09/24)

REPORT TO: Voting Meeting (12/12/24)

ITEM NO: 625/2024

SUBJECT: **6539 Ransom Free Road | Use Subject to County Commission Approval**
| on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV; Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | Commission District 3 | **Patrick & Lorraine Cash, applicant**

Meetings:

Work Session Date: 12/09/24

Voting Meeting Date: 12/12/24

Executive Summary:

Presenter: BG

Recommendation:

Approve, with 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.

Purpose of Request:

History:

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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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Floorplans
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works
- Fire Comments
- Tax Comments
- Notice Sign Photos