



Hall County Government
BOARD OF COMMISSIONERS

September 15, 2023

Keith & Chad Bell
3604 Carter Road
Buford, GA 30518

RE: **Use Subject Application**

Dear Keith & Chad Bell:

Please be advised that in its Voting Meeting on September 14, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

5351 Lanier Islands Parkway | Use Subject to County Commission Approval
| on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment**
| Commission District 1 | **Keith D. & Chad Bell, applicant.**

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.

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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.

“Pursuant to section 17.380.130.E.8 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.”

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Charles D. Bell
3582 Carter Road
Buford, GA 30518