



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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Beth Garmon

To: David Gibbs, 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: February 24, 2025

Subject: **5351 Lanier Island Parkway | Special Use |** on a 20.27± acre tract | Zoned AR-1; Tax Parcel 08169 003011 | **Proposed use: Expand agri-entertainment venue | Keith Bell, applicant**

The request before you is for Keith Bell to amend the conditions of zoning by board approval of a Special Use for the expansion of an agri-entertainment venue. This item is located within Commission District 1.

At their February 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed special use is consistent with the use standards for agri-entertainment events in the Unified Development Code.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **no one people spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative dated December 3, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per the previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, 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. No other variances are granted from these standards.
5. 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 following the approval by the county commission on September 14, 2023.
6. All conditions of zoning shall appear on any plats or building plans created for the subject property.