



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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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: June 23, 2025

Subject: **3266 Chestatee Road | Special Use |** to amend conditions of zoning | on a 27.96± acre tract | Zoned AR-1; Tax Parcel 10059 000012 | **Proposed Use: Agri-entertainment venue | Brenton Pierce, applicant**

The request before you is from Brenton Pierce for a special use to amend conditions of zoning for an agri-entertainment venue. This item is located within Commission District 2.

At their June 2, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with thirteen (13) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Rural Agriculture" future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. Development is approved as generally shown on the concept plan dated April 4, 2025, and described in the project narrative dated April 4, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The proposed use shall operate within the parameters of the Hall County Noise Ordinance- Title 8.80.020. Wedding receptions and other outdoor events may have unamplified music outdoors with limited amplification permitted during wedding ceremonies.
3. Any new development related to the agri-entertainment venue will be subject to the Hall County Development Review process.

4. The agri-entertainment venue shall seek a temporary use permit for any event that requires use of a tent and meet any other regulations of the Hall County Fire Services.
5. The applicant shall meet Hall County Environmental Health standards to ensure regulations pertaining to onsite septic systems and food service permits are met.
6. The subject parcel shall be held to Hall County Engineering Stormwater Management Regulations.
7. Any future expansion of activities on the property may require approval by the Hall County Board of Commissioners.
8. Hours of operation shall be: Sunday through Thursday 9:00 a.m. to 9:00 p.m. and Friday and Saturday 9:00 a.m. to 10:00 p.m.
9. Applicant shall only use professional DJ services.
10. Business License renewals shall be approved by the Board of Commissioners.
11. No outside amplification after 8:30 p.m.
12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.