



## AGENDA ITEM

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

**REPORT TO:** Work Session (07/07/25)

**REPORT TO:** Voting Meeting (07/10/25)

**ITEM NO:** 395/2025

**SUBJECT:** **3266 Chestatee Road | Amend Conditions of Zoning** | on a 27.96± acre tract located on the north side of Chestatee Road approximately 948 feet from its intersection with North River Road | Zoned AR-1; Tax Parcel 10059 000012 | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Brenton Pierce, applicant**

### Meetings:

**Work Session Date:** 07/07/25

**Voting Meeting Date:** 07/10/25

### Executive Summary:

**Presenter:**

BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

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**History:****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
BG	BG	WLI	CR
Clerk			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
2018 Board of Commissioners Letter  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Public Comment - Support - Beth Swenson  
Notice Sign