



AGENDA ITEM

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

REPORT TO: Work Session (12/08/25)

REPORT TO: Voting Meeting (12/11/25)

ITEM NO: 677/2025

SUBJECT: **3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

Meetings:

Work Session Date: 12/08/25

Voting Meeting Date: 12/11/25

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends approval of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated September 23, 2025, and the project narrative dated September 23, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.
3. Prior to being utilized for any agri-entertainment activities, the barns shall be brought into compliance with all applicable building and fire code requirements.
4. 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 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. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
5. All conditions of zoning shall be made a part of any plats or development plans created for the property.

Purpose of Request:

History:

3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041| **Proposed use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant**

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	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Deed
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Notice Sign
 Request to Table