



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/20/26)

**REPORT TO:** Voting Meeting (01/22/26)

**ITEM NO:** 6/2026

**SUBJECT:** **5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

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### Meetings:

**Work Session Date:** 01/20/26

**Voting Meeting Date:** 01/22/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**  
Approval, with conditions

1. The property shall be developed in accordance with the site plan dated September 12, 2025, and the project narrative dated October 22, 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. 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.
4. All conditions of zoning shall be made a part of any plats or development plans created for the property.

### Purpose of Request:

**5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

### History:

### Facts and Issues:

### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**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  
Public Comment - from Alden Woodside  
Public Comment - from Robert Lathroum  
Public Comment - from Danny & Deanna Hughes  
Public Comment - from Josh Belinfante2  
Public Comment - from Josh Belinfante  
Public Comment - from Sheila Humberstone  
Public Comment - from Sherry Smallwood  
Public Comment - from Shannon Leonard  
Public Comment - from Matthew & Michelle Ducato  
Public Comment - from Dawn Holcomb  
Public Comment - from Kaitlyn & Jason Hickman  
Public Comment - from Rene Alvarez  
Public Comment - from Michael Coletta  
Public Comment - from Dina Snyder  
Public Comment - from Chris Flynn  
Public Comment - from Brad Tino  
Public Comment - from Philana Nowak  
Public Comment - from Renee DuBose  
Public Comment - from Zane Brock  
Public Comment - from Susan Taylor  
Public Comment - from Bryan Stone  
Public Comment - from Corey Crawford  
Public Comment - from Debbie Melcher  
Public Comment - from Freda Kalina  
Public Comment - from Jessica Smith  
Public Comment - from Joanne Nail  
Public Comment - from Kaitlin Inman  
Public Comment - from Karen Willingham  
  
Public Comment - from Lori Palmer  
Public Comment - from Melissa Tillery  
Public Comment - from Sharon Roach  
Public Comment - from George McIlroy  
Public Comment - from Rhodes Lee  
Public Comment - from Kim Duncan  
Public Comment - from Sherry McAdams  
Public Comment - from Brian Johnston  
Public Comment - from Ken Brandstetter