



AGENDA ITEM

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

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**

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:

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
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