



Hall County Government
BOARD OF COMMISSIONERS

March 14, 2025

Keith Bell
3604 Carter Road
Buford, GA 30518

RE: **Zoning Application**

Dear Keith Bell:

Please be advised that in its Voting Meeting on March 13, 2025, the Hall County Board of Commissioners voted to approve the following application with conditions.

5351 Lanier Islands Parkway | Special Use to Amend Conditions of Zoning
| on a 20.27± acre tract located on the north side of Lanier Islands Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | **Proposed use: Expand agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative dated December 3, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per the previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridors Overlay District. No other variances are granted from these standards.
5. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years following the approval by the county commission on September 14, 2023.
6. All conditions of zoning shall appear on any plats or building plans created for the subject property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

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Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Charles & Jimmie Sue Bell
3582 Carter Road
Buford, GA 30518