



AGENDA ITEM

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

REPORT TO: Work Session (05/26/26)

REPORT TO: Voting Meeting (05/28/26)

ITEM NO: 263/2026

SUBJECT: **5351 Lanier Islands Parkway | Amend Conditions of Zoning** | on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | **Proposed use: Agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends approval, with conditions, as the special use is consistent with the use standards for Agri-entertainment Events in the Unified Development Code.

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative received December 3, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per 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 permitted gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards
5. All conditions of zoning shall be made 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
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Historic BOC Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign