AGENDA ITEM

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

REPORT TO: **Work Session (10/19/26)**

REPORT TO: **Voting Meeting (10/22/26)**

ITEM NO: 699/2026

SUBJECT: **5586 Ransom Free Road | Amend Conditions |** on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 **| Use: Agri-entertainment event venue |** Commission District 3 **| Hall County, applicant**

Meetings:

Work Session Date: 10/19/26 **Voting Meeting Date:** 10/22/26

Executive Summary:

Presenter: LT
Recommendation:

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

1. The development shall occur as described in the application with regards to parking, access, and occupancy.
2. The 20 foot landscape buffer shall be planted on the eastern property line with evergreen trees in accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen trees or shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuous screen. This buffer must be established prior to the issuance of a business license. It must be maintained.
3. No development related to the agri-entertainment district shall occur within 200 Ito feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.
4. A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel 12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.
5. During the Hall County School System's School year, the Hours of Operation shall be Sunday through Thursday 9am-9pm, Friday and Saturday 9am-11pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the Hours of Operation shall be 9a.-10pm.
6. The applicant shall work with Hall County Building Inspections, Engineering, Environmental Health, Fire Services, and Planning to make sure the barn meets commercial occupancy requirements.
7. Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.
8. A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.
9. All conditions of zoning shall be made part of any plats created for the property.
10. All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.
11. The agri-entertainment venue's doors shall not be propped open or opened while any music is being played. No outdoor music or amplification shall be allowed.
12. All outdoor lighting shall be non-spill.

Purpose of Request:

5586 Ransom Free Road | Amend Conditions | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Agri-entertainment event venue |** Commission District 3 | **Hall County, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed

Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign