



**Hall County Government**  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
BUSINESS LICENSE DIVISION

POST OFFICE DRAWER 1435  
GAINESVILLE GA 30503

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DEVELOPMENT SERVICES  
DIRECTOR  
**Kristie Turner**

BUSINESS LICENSE DIRECTOR  
**Brandi Smith**

**To:** David Gibbs, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Brandi Smith, Business License Director  
Kristie Turner, Development Services Director

**Date:** November 20, 2025

**Subject:** Approval of LL Farm Renewal

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The request before you is the approval of the 2026 business license renewal for LL Farm, located at 5586 Ransom Free Road, Clermont, GA 30527.

The business owner is L L Farm 2011, LLC / Michelle Gibbs, located in Commission District 3. The Board approved the Use Subject Application on August 22, 2019, with 14 conditions, and the business license was subsequently issued on December 3, 2019. As per condition 10, the annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners approval. Enclosed is the Board of Commission approval letter.

Staff recommends approval of the 2026 business license renewal.



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## Hall County Government

### BOARD OF COMMISSIONERS

August 27, 2019

Michelle Gibbs  
3967 Mt. Vernon Road  
Gainesville, GA 30506

RE: Use Subject Application

Dear Ms. Gibbs:

Please be advised that in its Voting Meeting on August 22, 2019, the Hall County Board of Commissioners voted to approve the following item, with the listed conditions:

- Application of Michelle Gibbs for a Use Subject County Commission approval on a 9.25± acre tract located on the east side of Ransom Free Road, approximately 165± feet from its intersection with Divine Lane; a.k.a. 5586 and 0 Ransom Free Road; Zoned AR-IV; Tax Parcels 12032 000027 and 12032 000032. Proposed Use: Agri-entertainment district. Commission District 3.
- 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 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) The annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners approval.
  - 11) All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.

# Hall County Government

## BOARD OF COMMISSIONERS

- 12) 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.
- 13) All outdoor lighting shall be non-spill.
- 14) The agri-entertainment use is approved for the applicant only and is not transferrable.

"Pursuant to section 17.380.13- of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

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

Sincerely,



Lisa A. Ritchie  
Hall County Commission Clerk

CC: Sarah McQuade, Acting Planning Director