

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Hall County

Request Amend Conditions of Zoning

Use Agri-entertainment event venue

Size 9.25± acres

Zoning Agricultural Residential 1 (AR-1)

Location **5586 Ransom Free Road** | Tax Parcel 12032
000027

Commission District Three

Commission Date October 22, 2026

Staff Recommendation **Approval, with conditions**

Record Number(s) HZCU26-0040

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 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.
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Summary Analysis

The applicant, Hall County, is requesting approval of an amendment to conditions placed on an agri-entertainment event venue located at 5586 Ransom Free Road.

On August 22, 2019, the Hall County Board of Commissioners voted to approve a Use Subject to County Commission approval (ZON2019-00083) to Michelle Gibbs for an "agri-entertainment district," now referred to as "Agri-entertainment Events", subject to fourteen (14) conditions as follows:

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.

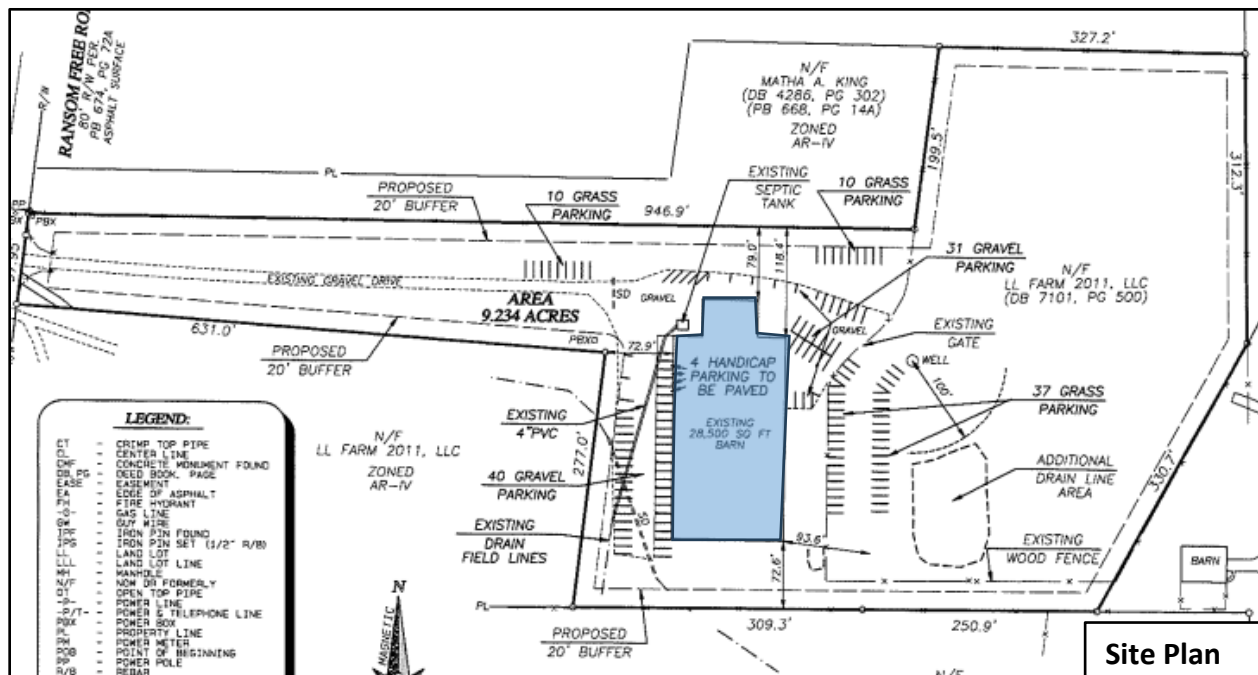
8. A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.
9. All conditions of zoning shall be made part of any plats created for the property.
10. The annual business license renewal for the agri-entertainment 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.
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.

This request seeks to remove Condition #10 which requires annual business license renewal approval by the Board of Commissioners, and Condition #14 which limits the use to the original applicant and prevents transferability.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing zoning compliance.

A certificate of occupancy for the venue was issued on December 3, 2019 (COM2019-00870). The business owner, LL Farm 2011, LLC (Michelle Gibbs), obtained a business license (BUS-0033143), effective December 13, 2019, and there have been no complaints received.

Below is the approved site plan, showing a 28,500 square foot barn (in blue) and associated parking.



Development Support and Constraints

Hall County Environmental Health

In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, “No comment.”

Georgia Department of Transportation

In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, “Off-system. No impacts expected to the State Highway System.”

Hall County Public Works and Utilities

In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

There are no traffic concerns with the request to amend the previously approved zoning condition.

Utilities:

This location is within Hall County sewer district, but sewer infrastructure is not nearby.

Hall County Fire Marshal

In a memorandum dated September 18, 2026, the Hall County Fire Marshal’s Office stated, “The Hall County Fire Marshal’s Office has no comment regarding the applicants’ request to have condition 10 removed.”

Hall County Building Inspections

In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, stated, “No comment.”