

NARRATIVE

5586 Ransom Free Road, Clermont, GA
September 10, 2026

Amendment of Conditions of ZON2019-00083

The purpose of this application is to amend the conditions placed on an agri-entertainment 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 for an “agri-entertainment district” with fourteen (14) conditions. This request seeks to remove Conditions #10 and #14 which state the following:

- “10. The annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners approval.*
- 14. The agri-entertainment use is approved for the applicant only and is not transferrable.”*

A Certificate of Occupancy for the venue was issued on December 3, 2019 (COM2019-00870). The business license (BUS-0033143) has been effective since December 13, 2019. No complaints have been received.

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 the review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing compliance. In this case, the agri-entertainment venue approved on August 22, 2019, was conditioned with annual Board approval of its business license (Condition #10) as well as a restriction limiting the use to the original applicant only and prohibiting transferability (Condition #14). Both conditions create ongoing procedural obligations and require continued Board involvement beyond the initial approval. As a result, staff is bringing forward this request to remove Conditions #10 and #14 in accordance with the Board’s directive.