



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: June 10, 2024

Subject: **4549 Clarks Bridge Road | Use Subject to County Commission Approval | on a 11.68± acre tract | Proposed Use: Equestrian center with variances from the standards | Marie Allen, applicant**

The request before you is the request of Marie Allen for a Use Subject to County Commission Approval to allow an equestrian center with variances from the standards. This item is located within Commission District 3.

At their May 20, 2024 meeting, the Hall County Planning Commission voted to recommend approval with four (4) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with adjacent land uses and the current zoning district.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

Planning Commission Conditions:

1. The equestrian center is approved as depicted on the site plan submitted on April 9, 2024 and as described in the project_narrative submitted on March 26, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Further development of the property beyond the features indicated on the site plan is allowed provided any improvements comply with all county standards and ordinances, supplemental regulations, and all other requirements as established by the Official Code of Hall County enforced at the time of development. It shall be the responsibility of the property owner to determine if permits are required for any future improvements.
3. The property owner shall be responsible for bringing any existing structures into compliance with Hall County regulations prior to the issuance of a business license.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.