



## AGENDA ITEM

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

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**REPORT TO:** Work Session (06/24/24)

**REPORT TO:** Voting Meeting (06/27/24)

**ITEM NO:** 341/2024

**SUBJECT:** **4549 Clarks Bridge Road | Use Subject to County Commission Approval** | on a 11.68± acre tract located on the west side of Clarks Bridge Road (GA-284), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | **Proposed Use: Equestrian center with variances from the standards** | Commission District 3 | **Marie Allen, applicant**

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#### Meetings:

**Work Session Date:** 06/24/24

**Voting Meeting Date:** 06/27/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**4549 Clarks Bridge Road | Use Subject to County Commission Approval** | on a 11.68± acre tract located on the west side of Clarks Bridge Road (GA-284), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | **Proposed Use: Equestrian center with variances from the standards** | Commission District 3 | **Marie Allen, 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
AD	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Property Photos
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo