

SEP 04 2024

Planning & Zoning Department



# **THE BARN**

*At Monkey Doodle*

*Acres*

6539 Ransom Free Road \* Clermont, GA 30527

## OVERVIEW

The Barn at Monkey Doodle Acres, which currently exists as a family farm, will be a rentable event space for Clermont and the surrounding areas. The Barn will accommodate up to 50 guests for gatherings, celebrations, birthday parties, educational classes as well as day camps for homeschoolers and small groups, farm tours, charity and fundraising functions and more!

The Barn will have a full kitchen with teaching island, tables and chairs for 50, an upstairs loft space with lounging area and 2 separate bathrooms. Outside the barn will include a covered patio with more seating and additional tables overlooking the picturesque pond and woods, a firepit with seating, a dedicated area for outdoor games like cornhole and badminton, and a forest “playground” for kids. There are nature trails and a fishing pond. Monkey Doodle Acres has goats, alpacas, mini cows and donkeys for the guests to enjoy as well.

Monkey Doodle Acres is a peaceful & intimate place for the community to connect with nature, animals and each other.

### Operating Hours

The Barn at MDA will be open only by reservation and between the hours of 9am-10pm.

### Zoning

Monkey Doodle Acres is zoned AgIV and requires a conditional use for agritourism.

### Utilities

Septic system, well and electric will be installed for the event barn, separate from the existing utilities for the home on the property.

### Access & Signage

The Barn at Monkey Doodle Acres will be accessible via the current driveway for the property, followed by a direct road turn off to the event barn and parking. The signage will be on the road, but clear of the right of way. Both the sign and the road will be well lit.

### Buffers

The closest neighboring property to the proposed event barn consists of undeveloped land. The barn will sit at least 300 feet away from the closest property line and the parking will be at least 200 feet from the closest property line.

## Parking

The Barn will have designated parking to fit 26 vehicles, assuming an average of 2-3 guests per vehicle.