



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 5, 2023

Subject: **3724 Roy Parks Road | Use Subject to County Commission Approval | on an 87.38± acre tract | Proposed use: equestrian center | Patricia M. Egan, applicant.**

The request before you is the request of Patricia M. Egan for a conditional use for an equestrian center. This item is located within Commission District 3.

At their May 15, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

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

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The equestrian center shall operate as described in the narrative and depicted on the site plan.
2. A Hall County business license shall be obtained.
3. A variance is granted for Barn 2 for the setback requirement for structures used for the keeping of horses, per [§17.240.060](#) from 200 feet to 140 feet from the property line.
4. Per [§2.60.060](#) – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business

within six months from the date of approval by the board, said approval shall become null and void.

5. The existing sign shall be allowed to remain as constructed.