



## AGENDA ITEM

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

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**REPORT TO:** Work Session (06/19/23)

**REPORT TO:** Meeting (06/21/23)

**ITEM NO:** 324/2023

**SUBJECT:** **3724 Roy Parks Road | Use Subject to County Commission Approval |** on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | **Proposed use: equestrian center |** Commission District 3 | **Patricia M. Egan, applicant.**

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#### Meetings:

**Work Session Date:** 06/19/23

**Voting Meeting Date:** 06/21/23

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**3724 Roy Parks Road | Use Subject to County Commission Approval |** on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | **Proposed use: equestrian center |** Commission District 3 | **Patricia M. Egan, 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	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Survey & Legal Description  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos