



# Hall County Government

## PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** David Gibbs, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Director of Planning & Zoning

**Date:** June 23, 2025

**Subject:** **5253 Lawson Road | Special Use** | on a 30.77± acre tract | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Equestrian center with variances** | **Mary Kirrane, applicant**

The request before you is from Mary Kirrane for a special use to allow for an equestrian center with variances. This item is located within Commission District 3.

At their June 2, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (3-1, Davidson opposed and Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed rezoning is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

There were **five (5) comments submitted** in advance of the Planning Commission meeting and **seven (7) people spoke in opposition during the public hearing.**

### Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 23, 2025, the project narrative dated April 14, 2025, and supplemental narrative dated May 23, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The number of guests shall not exceed 75, or the maximum occupancy as determined by the Hall County Fire Marshal, whichever is less.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any

other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

4. All conditions of zoning shall be made as part of any plats or development plans created for the property.
5. The approval of an equestrian center and agri-entertainment venue is only applicable to the current owner of this property.
6. No outside amplification of voice, music or instruments of any kind shall be permitted.
7. All activities are limited to Saturdays only. Hours of operation shall be limited to 11:00 a.m. to 4:00 p.m.
8. Any future expansion of activities on the property may require approval by the Hall County Board of Commissioners.
9. There shall be no more than 6 weddings and 2 birthday parties per year.