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Planning & Zoning Department

NARRATIVE REPORT
REQUEST FOR SPECIAL USE
HALL COUNTY, GEORGIA

RE: 30.77 acres located at 5253 Lawson Road, Gainesville, GA 30506
Parcel ID 11008 000023

Mary Kirrane (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support for special use approval for an Agri-Entertainment business to be located on this property. The property is currently zoned AR-1.

Fairmount Farm was designed for equestrian training programs. The Applicant is partnering with "The Last Stop Horse Rescue," a non-profit Gainesville organization. For years, their founder, Joyce H. Pomeroy, and her volunteers have been caring for countless abandoned and abused horses brought to her by the Hall County Humane Society. The Last Stop Horse Rescue program receives no revenue from Hall County.

In addition to providing food and veterinary care for these horses, Joyce has incorporated an educational component into the "Last Stop" experience. Together with her volunteers, they mentor physically and mentally challenged youth; inviting and training these individuals to work with, feed and care for the horses at "Last Stop." The psychological and emotional benefits for these individuals are beyond satisfying. "The Last Stop" program is a benefit not only to the individuals involved and their families, but to the entire Hall County community as well.

The Applicant wishes to offer equestrian-themed weddings, the proceeds of which will assist the "Last Stop" program. The weddings will be on weekends and during daylight hours. No more than 3 weddings per month (seasonal use) will be scheduled. Guests will be limited to no more than 100. All noise, music, etc., will strictly comply with current ordinances and regulations. All food served will be catered and prepared off site. As needed, a wedding planner will supervise all activities, prior to, during and after each event. No less than 3 staff members will be on site during each event. No new buildings (structures) or impervious pavement are proposed for the wedding venue area.

On-site parking will accommodate 80 cars (see site plan) and is over 200' from adjacent properties. Two (security) parking attendants will be available. Two Farm golf carts will be available to shuttle guests, if necessary. No cars will be parked on Lawson Road.


A new 2 stall restroom facility will be provided and will be located more than 50' from adjacent properties (see site plan for approximate location.) This shall be approved by the Hall County Environmental Health department.

Sincerely,

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC

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May 23, 2025
Fairmount Farm
5253 Lawson Road
Gainesville, Georgia 30506
Mary F. Kirrane


Location

Fairmount Farm is a 30-acre property located at 5253 Lawson Road, Gainesville Georgia 30506. The property is surrounded by wooded areas on four sides.

History

Since the early 1990's, Fairmount (the Farm) has been a family owned equestrian center where client's horses were boarded while being trained to compete in shows throughout the United States.

Plot

Set back from the frontage road on Lawson, one enters through iron gates and travels *one fourth* up a private road. The property consists of 25 acres of rolling and beautifully maintained, verdant- green pastures (all enclosed by white fencing).

To the southwest, is a 200x40 foot chicken (coop) house. In front of the chicken house is a 155x72 foot enclosed, outdoor riding arena. Continuing up the hill, there is a Bigbee Steel 800x175 foot, covered, indoor riding arena which includes 2 horse stalls (800x200 feet) in total.

Further up the road is a residential cottage and 11 individual horse stalls (20x20) in a "U-shape" configuration, which is enclosed by a grassy patio and water feature. This compound includes a wash stall (30x20) with hot and cold running water, and a (15x10) climate-controlled tack room.

Behind these stalls is a 43x28 foot metal out-building which include a full bathroom, hay-storage facility and partial kitchen.

Water

All 6 enclosed pastures have individual 1 - 2 spickets with water provided by wells on the property. A separate well provides water for the residence/cottage.

Proposed Goal and 2025 Usage

Fairmount Farm was designed for equestrian training programs. Over the last few years there has been *NO* activity on the farm, and the pastures cry out for the return of horses—the original intent of the property.

We propose to expand the use of the farm and partner with "The Last Stop Horse Rescue," a non-profit Gainesville organization. For years, their founder, Joyce H. Pomeroy, and her volunteers have been caring for countless abandoned and abused horses brought to her by the Hall County Humane Society. The Last Stop Horse Rescue program receives no revenue from Hall County.

In addition to providing food and veterinary care for these horses, Joyce has incorporated an educational component to the "Last Stop" experience. Together with her volunteers, they mentor physically and mentally challenged youth; inviting and training these individuals to work with, feed and care for the horses at "Last Stop."

The psychological and emotional benefits for these individuals is beyond satisfying. "The Last Stop" program is a benefit not only to *those* involved and their families, but to the entire Hall County community as well.

Our Goal: to offer Equestrian-themed Weddings the proceeds of which will assist the *last* Stop program.

Picture if you will: green pastures, white fences and a bride in a horse-drawn carriage slowly coming up the road - to be greeted by her wedding guests- all waiting under the welcoming branches of an *80* year old post oak tree.

Such weddings will be on week-ends and during daylight hours. No more than 3 weddings per month (seasonal use) will be scheduled. Guests will be limited to no more than 100.

Noise

All noise, music, etc., will strictly comply with current ordinances and regulations.

Food

All food served will be catered and prepared off site. As needed, a wedding planner will supervise all activities, prior to, during and after each event. No less than 3 staff members will be on site during each event.

Parking

On-site parking will accommodate ~~70~~ cars. Two (security) parking attendants will be on available. Two Farm golf carts will be available to shuttle guests, if necessary. No cars will be parked on the street.

Bathroom Facilities

A new 2 stall restroom facility will be provided. (See location on Site map).

New Construction None planned other than the bathroom facility. No variance needed for the new bathroom facility. One of the current structures requires a variance. (The wooded area behind indoor arena).

Other proposed activities

In addition to daylight-hour weddings, we propose hosting trail rides, birthday parties, bird watching programs and other small community activities. The revenue generated will allow Fairmount to assist Joyce and her volunteers and to provide a peaceful and secure environment during the remaining years of those horses Joyce has welcomed into the "Last Stop" program.

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Entrance to Fairmount - LAWSON ROAD

②



ENTRANCE TO FAIRMOUNT

LAWSON ROAD



PROPOSED PARKING



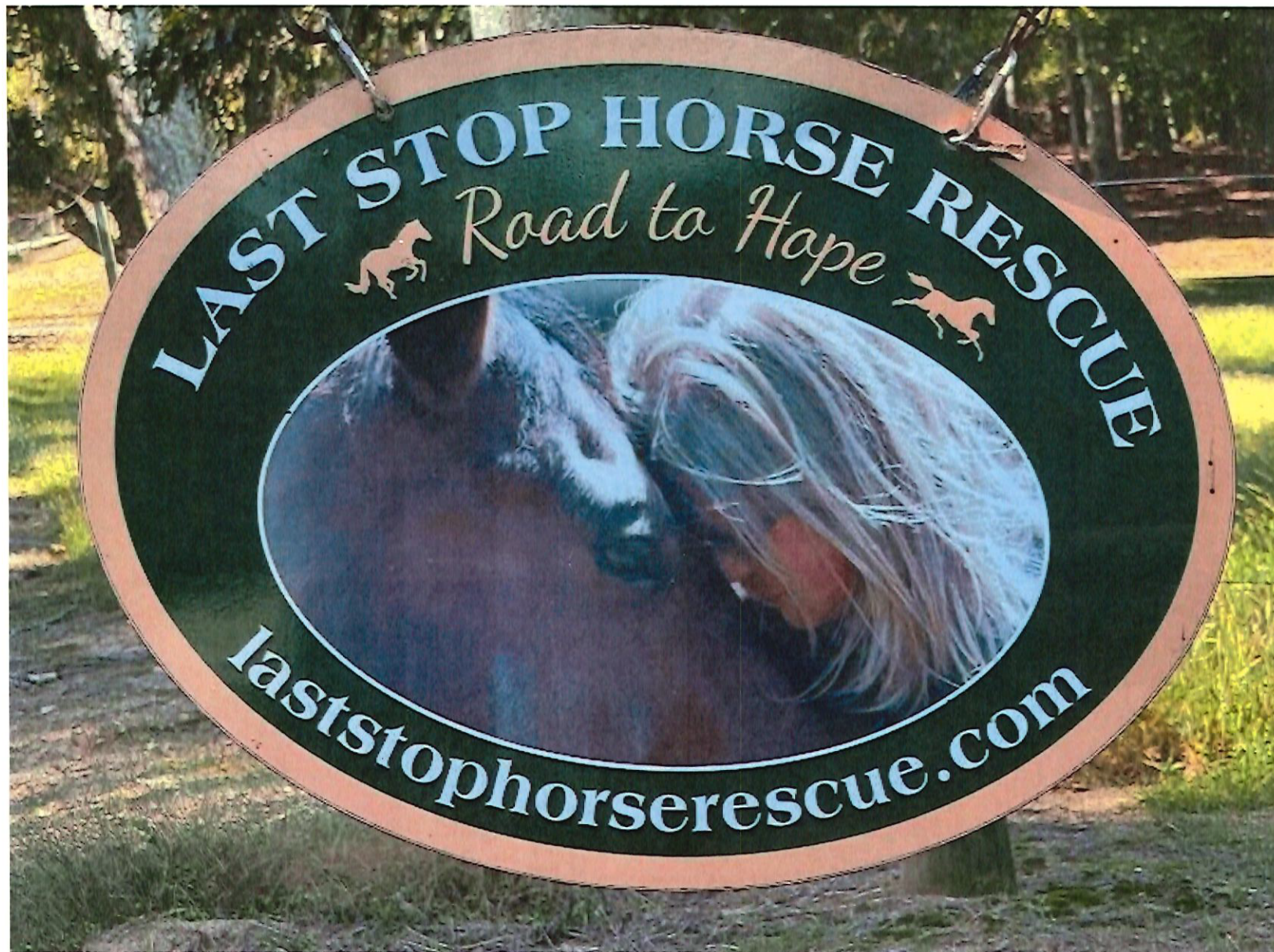
PROPOSED PARKING



proposed
parking
area



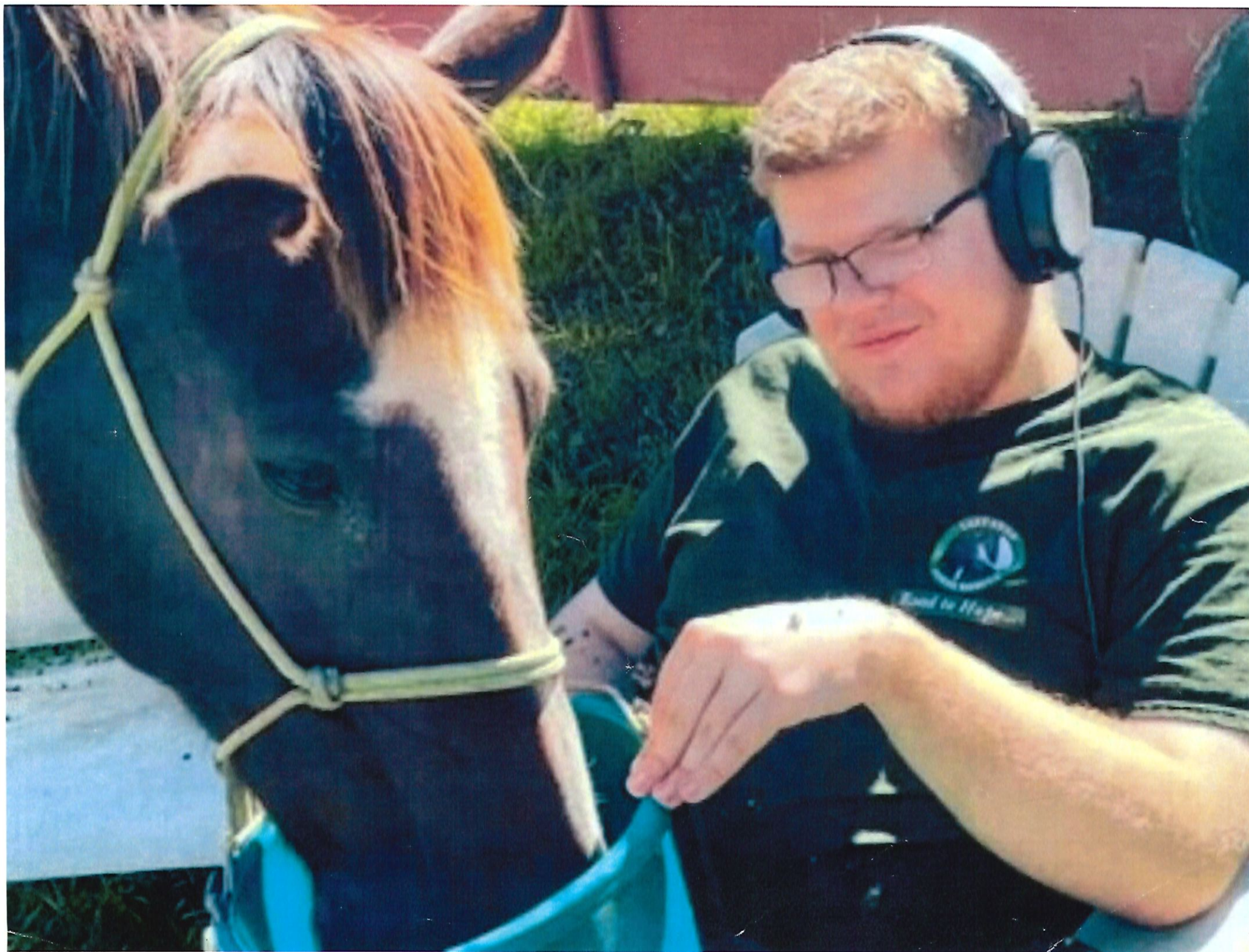




Joyce H. Pomeroy
Founder







Wedding Area



Indoor Arena & Woods behind



Woods behind Apena



Chicken Coop



woods behind horse stalls

