



## AGENDA ITEM

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

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**REPORT TO:** Work Session (07/07/25)

**REPORT TO:** Voting Meeting (07/10/25)

**ITEM NO:** 398/2025

**SUBJECT:** **5253 Lawson Road | Special Use** | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Equestrian center with variances** | Commission District 3 | **Mary Kirrane, applicant**

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### Meetings:

**Work Session Date:** 07/07/25

**Voting Meeting Date:** 07/10/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

### Purpose of Request:

### History:

5253 Lawson Road | Special Use | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | Proposed Use: Equestrian center with variances | Commission District 3 | Mary Kirrane, applicant

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:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Tax Assessors Comments
- Public Comments
- Notice Sign