



## Carroll County Department of Community Development

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### PLANNING COMMISSION SYNOPSIS AUGUST 25, 2020

C-20-08-01: Conditional Use for a Small Special Events Facility at 112 Eureka Church Road, Land Lot 152 of the 10<sup>th</sup> District, Parcel #058-0014, consisting of 16 acres. Owner: RLY, LLC. Applicant: Corinna and Rick Young. Commission District 6.

Staff presented the case and read a statement received by the applicant in response to a request for a site plan or business plan. That statement had been received after the packets were delivered to the board members. She then stated that she had had numerous phone calls in opposition to the case, many of which were neighbors who complained about the current status of the property with a dilapidated house and grading with mud in the road. Code Enforcement was also aware of a case with Animal Control where some animals on the farm had been quarantined and euthanized.

Corinna Young spoke on behalf of the request. She reiterated the statement she had sent to staff with regard to the plans for the site. She said they had no plans to close roads or affect the traffic. She said the issue they had with the animals was someone who had rented their pasture for their animals.

Nell Chastain of 503 Eureka Church Road spoke in favor of the request. She stated that she thought it was a good opportunity. She said they own property near subject property and have held benefit events for St. Jude's Hospital. She said people are misunderstanding what the Youngs are trying to do. She said what they are trying to do is not inhumane. She said that the Youngs will have negative paperwork on their animals and will be ADA compliant. She said she did not know Mrs. Young, but that she thought they were doing a good thing. She said that she herself had raised \$6000 for St. Jude's on one Saturday. She said it was a family activity and a lot of people in this room have been to her rodeos.

Joy Griffin spoke in opposition and stated that she represented many of the taxpayers of that community. She asked those in opposition to stand and there were approximately 25-30 people who stood. She said there were many more in opposition who could not come to the meeting. She said this business venture would be a detriment to the community. She said there would be large trucks and vendors. She said that one of the trucks delivering to the property had an accident a few days ago and property was damaged. She said that rodeos need to be at the fairgrounds where there are proper facilities. She said that parking will be a problem. She stated that animal control had investigated this property and had euthanized and quarantined the property. She said only a fence separates their property from neighbor's animals. She said what they are wanting to do is cruelty to animals. She said that safety is an issue, that there is inadequate entrance and exit to the property. She said runoff is a problem, especially the last few days. She said the property is not suitable for a rodeo. It will have a huge adverse effect on the neighborhood which is quiet, hardworking, and honest. She said they have deep moral concerns and are asking the board to reject the application.

Brian Hilton of 726 New Hope Church Road spoke in opposition. He said that in addition to the standards that must be met for a conditional use, the board should also consider another standard, the nature of what is being done. He

said he has ties back to the 60s to this community, and his family has always done some form of agriculture. He said that rodeos in general have no strong fan base in this area and without support, it would not make it. He said what happens when the use is gone. It could be a blight to the area. He said to they must consider carefully what happens when the rodeo is done. He said it would be a facility devaluing the general area. He said it begs some other kind of use which could be detrimental to the community. He said he moved out of Douglas County to get away from development. He said the rodeo is not consistent with the quiet enjoyment of the property.

Norris Garrett spoke in opposition and said that he owns 38.26 acres that adjoins the subject property and goes all the way to the school. He said the school will be concerned. He is fearful that he could not sell his land if the rodeo comes.

Corinna Young spoke in rebuttal and said that the person who had the accident did run off the shoulder and the trailer turned over. The sheriff's office was called and they came and immediately left. She said they do intend to provide sanitation and security. She said they brought this because they wanted to do things right. They don't want to cause harm.

Mrs. Chastain spoke in rebuttal and said that there are two schools on this road and there is already traffic. One rodeo a month is not going to add that much more traffic to the area. She said that she could sit on her front porch and listen to the traffic and people driving fast. She said people have damaged our fence and the neighbor's fence by auto accidents. She said the daily traffic cannot compare to the rodeo. She said the school has deliveries and trash pickup as well. She said her last event on her property was 2015 and she had 50 people on 14 acres. She said they provided Port-a-Johns. It is not as bad as people think. She can call the vet if animals are sick.

Susan \_\_\_\_ of 197 Green Apple Lane spoke in opposition. She stated that she is about to close on property across from subject property and is concerned about the rodeo. She said that there has been mud in the road. The road is so small and the sight distance is not adequate. She said they have started building and they don't have proper permits yet. She said most of the people in this neighborhood have been there for generations.

Wes Griffin of New Hope Church Road spoke in opposition and said he is concerned about the safety on New Hope. He said young people have used this road to jump the hill. He said you cannot see 30 yards over the hill. He said the terrain of subject property is not suitable for a rodeo as it is high to low. He said there are no turn lanes on New Hope and nowhere to put them.

The public comment period was closed. Commissioner Hagen asked if the application had said 250 people. Staff stated that Mrs. Young had initially wanted to cap the attendance at 250 but that staff indicated that for the acreage available that the limit would be 150, so the number was changed on the application. He asked who was going to police that and staff said that on the weekends it would be up to the Sheriff's department to enforce that. He asked the applicant if the rodeos would be sanctioned and she said no. He asked if points would be given for the rodeo and she said no. He asked if there were plans to make this a sanctioned rodeo and she said no. He asked if she needed a grading permit and staff said that as long as they were not grading over an acre, they did not need a grading permit. Mrs. Young stated that they were not grading over an acre.

Commissioner Marshall asked why they were grading. Mrs. Young said that they were building a concrete wall with cattle panels. Commissioner Marshall asked if they were going to have lights. The applicant stated that they would not have lights and that the hours would be mid morning until Sundown.

Commissioner Lackey asked about a sound system. The applicant stated that there would be no sound system and that they did not want to create any noise pollution.

Commissioner Hagen asked why they did not submit a site plan or business plan and Mrs. Young stated that she guessed she needed some guidance as to what kind of plan was expected.

**At this point, the Commissioners had completed their questions and the Chairman asked for a motion. He asked again and no motion was forthcoming. Therefore, the case will be given to the Board of Commissioners without a recommendation from the Planning Commission.**

Z-20-08-01: Rezoning from Agricultural to Commercial for the purpose of expanding auction yard at 161 Mandeville Lane, Land Lot 342 of the 7<sup>th</sup> District, Parcel #071-0033, consisting of 2.33 acres. Owner: Sherman and Annie Farley. Applicant: Southeast Investors, LLC. Commission District 3.

**The applicant was not present for this case. The Planning Commission voted to pass this recommendation for approval on to the Board of Commissioners based on the staff report. Staff had recommended approval with the condition that the applicant bring a plan to become compliant with the Corridor Development Plan for the existing parcels occupied by the business.**

**There being no further business, the meeting was adjourned.**