



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner  
(770) 830-5861

**C-21-02-01**

**COMMISSION DISTRICT:** 6  
**PLANNING COMMISSION MEMBER:** None.  
**COUNTY COMMISSIONER:** George Chambers

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** February 23, 2021  
**BOARD OF COMMISSIONERS:** March 2, 2021

**REQUEST:** Conditional Use for a special event venue.

**Applicant:** Jacklyn and Kurt Ross

**Current Land Use:** Residential

**Future Land Use:** Agricultural

**Acres:** 62.89 acres

**Parcel Number(s):** 028-0019

**Location:** 5316 Smithfield Road

**PROJECT DESCRIPTION:** Applicants are requesting a conditional use permit for a special event venue. They would like to rent their barn for weddings and special events.

**SURROUNDING PROPERTIES:**

	Current Zoning	Land Use
North	Agricultural	Residential/Agricultural
East	Agricultural	Residential/Agricultural
South	Agricultural	Residential/Agricultural
West	Agricultural	Residential/Agricultural

**REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:**

**A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The proposed use will not have an adverse effect on the neighborhood if all county nuisance ordinances are followed.

**B. Whether or not the use is otherwise compatible with the neighborhood.**



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The use is compatible with the neighborhood. There is another special event venue, The Gazebo at Lake Tisinger, in close proximity to this property.

**C. Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use will not result in a nuisance as defined under state law.

**D. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The quiet enjoyment of surrounding property will not be adversely affected if county ordinances are followed.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding property values will not be adversely affected.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

Adequate provisions have been made for parking and traffic. There is adequate space for parking on the property.

**G. Whether or not the site or intensity of the use is appropriate.**

The site and intensity of the use is appropriate.

**H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.**

There are no special or unique conditions to this request.

**I. Whether or not adequate provisions are made regarding hours of operation.**

The venue will only be allowed to operate during hours set by the county ordinance.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

No controls or limits have been placed on commercial and business deliveries.

**K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Landscape plan is not required.

**L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected.

**M. Whether the applicant can vary from any minimum required lot size requirement.**

Not applicable.

**DEPARTMENTAL COMMENTS:**

**Carroll County Public Works:** Access to the property is from Smithfield Road.



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**Carroll County Engineer:** There is flood plain on the property and the property fronts Lake Tisinger.

**Carroll County Fire:** Fire Marshal inspection will be required prior to the property being used for a special event.

**Carroll County Board of Education:** This application will have no impact on the school system.

**Carroll County Water Authority:** This application will have minimal impact on the water system.

Additional Comments: All received departmental comments available upon request.

STAFF COMMENTS: Applicant is requesting a Conditional Use Permit in order to operate a special event venue and hold weddings and other special events at their barn. A “Large Special Events Facility” is defined as a special event facility with a maximum event size of 500 guests located on a minimum parcel size of 50 acres or larger. The applicant states that they do not plan to have events of that size even though their property qualifies. Adequate water supply is available on the property. Setbacks will be addressed at the time of issuance of any building permits. Fire Marshal inspection will be required and septic permit will be required for the planned restrooms.

There will be no impact on the school system.

**STAFF RECOMMENDATION: APPROVAL.**

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on February 6, 2021; a sign was posted on the subject property, and all abutting property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde  
County Planner