



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

C-21-04-01

**COMMISSION DISTRICT:** 3  
**PLANNING COMMISSION MEMBER:** Kim Hagen  
**COUNTY COMMISSIONER:** Tommy Lee

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** April 27, 2021  
**BOARD OF COMMISSIONERS:** May 4, 2021

**REQUEST:** Conditional Use for a Special Events Facility

**APPLICANT:** Sabrina Estes  
**OWNER:** James and Sabrina Estes

**PARCEL NUMBER(S):** 145-0116  
**LOCATION:** 555 Tumlin Lake Road

**ACRES:** 70.76

**PROJECT DESCRIPTION:** Applicant is requesting a conditional use permit for a special events facility.

**SURROUNDING PROPERTIES:**

	Current Zoning	Land Use
North	R3 Residential	Residential
East	Agricultural/R2 Residential	Residential/Agricultural
South	Agricultural	Residential/Agricultural
West	Agricultural/R2 Residential	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.**

The use is compatible with the neighborhood.

**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.



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**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 Tumlin Lake Road. All roads, bridges, and other infrastructures expected to be utilized by the facility are adequate. Average traffic generation is 3 trips per day per 1,000 square feet of floor area.

**Carroll County Engineer:** 31.5 or 45% of the property is in flood plain. There is a lake on the property. Astin Creek and Tumlin Lake are both considered "state waters." The property is located within the 7-mile upstream buffer of Little Tallapoosa Rivers.



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Base flood elevation should be obtained by an independent surveyor. Finished floor elevation of any structures should be three feet higher than highest adjacent grade or two feet higher than base flood elevation, when determined.

**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. Zoning analysis does not reserve water capacity.

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 on their property. 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. 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.

**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 April 11, 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