



**Carroll County
Department of Community Development**

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PLANNING COMMISSION SYNOPSIS
October 18, 2022

Z-22-10-01 and C-22-10-01: The Carroll County Board of Commissioners is in the process of considering a Rezoning Request by Glock, Inc, a Georgia corporation, to rezone a portion of tax parcels 196-0015 and 203-0004, being approximately 385 acres (out of the larger 4,000+ acre combined tracts) from Agricultural to Industrial (along with a Conditional Use Permit) for a public safety training facility, which would include an indoor and outdoor shooting range surrounded by the remaining agriculture land. The owner of the property is Blenheim Timber, LLC, A Delaware Corporation. The property is located in Land Lots 102, 103, 161-163, and 179-182 of the Third District in Carroll County. Commission District 5.

The applicant was represented by attorney Joel Larkin. He stated that Glock is a first class, privately held company with a US corporate office located in Smyrna, Georgia. He said that Glock began looking for property in order for their clients to be able to engage in training. This would be a private public safety training facility open to the clients of Glock only and by invitation only. He said while a portion of the property being proposed for rezoning will be used for indoor and outdoor shooting ranges, there will also be a component of classroom instruction on how the Glock firearms work and how to use them. He understands there are some concerns of the community and he wants the community to know that the ranges will be designed and engineered by experts in the gun range field. He stated there are a whole host of things that can be done to mitigate against noise, such as landscaping, buildings over a range, berms, etc. He said they will have no need to pave the roads and will not harm property values. He said Glock will own and operate the public safety training facility. He said the land has been actively hunted and there is currently a substantial risk of noise and safety with the current use. He said you almost never read anything negative in the news about Glock. Mr. Larkin stated that he understood the reason the ordinance was changed to require industrial zoning for a shooting range, but this project is six square miles, larger than any other project, 1/3 the size of Carrollton, twice the size of the City of Whitesburg. He said the buildout is 5-10 years. He said it would be deliberate and slow to make sure it is done right. In response to a comment from a citizen, he stated that his clients will only arrive in pickup trucks and SUVs, not busses or airstrips. He said the ordinance had made it extra hard to get a firing range approved. Mr. Larkin stated that Glock is willing to stipulate that the zoning approval will be for Glock and its subsidiaries and will only be for a public safety training facility.

Dee Perry of the Georgia Agricultural Land Trust spoke in favor of the request. She stated that her organization supports Glock's application. She said Glock will only be using approximately 8% of the land for the training facility and her organization feels strongly about protecting the remainder of the land. She knows this property has been proposed for development several times in the past and GALT feels this is a better use of the land than a residential subdivision. Greg Frazier of 2476 E. Highway 5 spoke in support. He said he would rather hear a few gunshots that have 4,000 cars from a new residential subdivision.

Lee Powers of McLarty Road also spoke in support. He said he is the person who lives closest to the proposed shooting range and is not worried about it. He cares about Agricultural. Those who spoke in OPPOSITION include:

Kevin Smitley of 8272 Lach Lomand Lane, St. Andrews Subdivision, Douglas County
Dr. Kent Buchahan of 2691 E. Highway 5

Bart Austin of 200 Hilley Road,
Mark Nirschl of 1310 Old Five Notch Road
Tony Gaston of 263 Hilley Road
Mike Clayton of 70 Hilley Road
Edward Jensen of 8444 W. Carroll Road
Jerry Nichols 13 Hilley Road
Levi Wilkie of 197 Hilley Road
Bill Lewis of 8967 Midlothian Court, St. Andrews Country Club, Douglas County
Carrie Evans of 8452 H??? Road
Josh Shipman, 161 Hilley Road

The majority of the opposition pertained to the possibility of noise from gunfire.

Motion was made and approved and voted unanimously to recommend approval for the rezoning and conditional use application for Glock, Inc, subject to the following stipulations:

1. The approval is limited to Glock, Inc. and its affiliates and subsidiaries.
2. The allowed use is limited to the public safety training facility, including indoor and outdoor shooting ranges and related buildings and facilities, as generally described in the Applications for Rezoning and Conditional Use Permit.
3. The zoning of the property automatically reverts back to Agricultural if the property is no longer owned by Glock, Inc. or its affiliates or subsidiaries.
4. The following uses are prohibited:
 - a. Truck terminals
 - b. All other conditional uses for Industrial tracts currently listed in the Carroll County Zoning Regulations (including without limitation landfills, rock quarries, junk yards).