



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

C-21-07-01

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

PUBLIC HEARING DATES
PLANNING COMMISSION: July 27, 2021
BOARD OF COMMISSIONERS: August 3, 2021

REQUEST: Conditional Use for a Wine Tasting Room/Event Center

APPLICANT: Charles Cornell
OWNER: Charles and Eloise Cornell

PARCEL NUMBER(S): 152-0077
LOCATION: 83 Hominy Creek Rd

ACRES: 10

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a wine tasting room and event center.

SURROUNDING PROPERTIES:

	Current Zoning	Land Use
North	Agricultural	Agricultural/Residential
East	Commercial	Commercial/Residential
South	Agricultural/Commercial	Residential/Agricultural/Commercial
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.

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 will be 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 Hominy Creek Road. All roads, bridges, and other infrastructures expected to be utilized by the facility are adequate.

Carroll County Engineer: A portion of the property is within the 100 year flood plain, as there are 2 ponds and an unnamed tributary to Hominy Creek. There are 'state waters' located on the property, with surface runoff eventually entering into Hominy Creek. The subject property is located in the Upper Little Tallapoosa River Water Supply Watershed; the subject property is outside the 7 mile upstream radius.



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Anticipated traffic generation averages to 22 trips per day and 3 trips during peak hours. Access between two ponds proposes EMA Level of Service issue.

Carroll County Fire: The distance from the subject property to CCFR Station #3 is 1.5 miles with an anticipated response time of 2 minutes. Carroll County Water Authority is the water provider. 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 operate a wine tasting room. The Future Land Use of the subject property is Commercial. Fire Marshal inspection will be required prior to the property being used for a special event venue. Access to the area between the two ponds may pose an access issue for EMS and fire rescue and this will be addressed with the Fire Marshal. The property is also within the designated area which requires compliance with the Corridor Development Plan. Adherence to this plan will be enforced at the time of permitting for the proposed pole barn.

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 June 25, 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