

# Conditional Use Permit Application

Carroll County  
423 College Street

Department of Community Development  
Carrollton, GA 30117 (770) 830-5861



Date Received: 7-19-21  
Received by: JL

Application must be filed by noon on the 3<sup>rd</sup> Tuesday of the month to go on the next month's agenda. No exceptions.

**Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.**

APPLICANT	Applicant Name: <u>Krystal Lane</u>
	Address: <u>1839 Alexander St SE</u> City: <u>Smirna</u> State: <u>GA</u> Zip: <u>30080</u>
	Phone: <u>(706) 799-4018</u> Fax: ( ) - - Email: <u>KrystalLane@gmail.com</u>
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
	Phone: ( ) - - Fax: ( ) - - Email: _____
	Owner Name (If different from applicant): <u>Effie Petrie/Power of Attorney for Martha Petrie</u>
	Address: <u>2760 Bells Ferry Road Marietta, GA 30066</u>
	Phone: <u>(770) 843-0044</u> Fax: ( ) - -
	(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

CONDITIONAL USE	Project Name: <u>White Family Winery</u>
	Conditional Use Location (attach location map): _____
	Proposed Use: <u>Winery, tasting room and event space</u>
	Total acreage: <u>21</u>
	Describe Proposed Conditional Use: <u>Opening of a small taproom to serve wine made on site. We will have local food trucks provide meal options and onsite cheese boards. we will have live music, trivia and events for patrons. In addition we are hoping to build a modern barn event space for weddings, reunions, social events and charity based/hosted events. our goal is for our family to create a place for the community to gather, see friends and enjoy.</u>

Staff Use Only

Land Lot 167 of the 10<sup>th</sup> District, Carroll County Tax Map 074 Parcel 0036

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: traffic only impacted when large weddings end and guests leave/patrons turning off site.

Parking: parking on site at property

Availability of Public Facilities/Utilities:

Other relevant Impacts of the Proposal:

Describe how the proposed Conditional Use will be a benefit to the public.

Create a gathering place that is family friendly, with music and events benefitting the neighborhood. We hope to host event regularly for fundraisers and charity, donating our space to them. Being close to the square, we hope to bring a new bright business to the ever growing carrollton.

**Required Materials to Accompany the Application:**

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

**Return Form to:**

Janet Hyde, County Planner  
Department of Community Development  
423 College Street  
Carrollton, Georgia 30117

**For Department Use Only**

Application No: C-21-08-01  
Filing Fee: \$350  
Pre-Application Conf: 7-19-21  
Date Advertised: 8-6-21  
Date Notices Sent: 8-6-21  
PC Public Hearing Date: 8-24-21  
BoCC Public Hearing Date: 9-7-21  
Disposition: \_\_\_\_\_  
Approved by Resolution #: \_\_\_\_\_

# Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

**(Please type or legibly print)**

**Property Address:**

0 Harper Rd

**Applicant Name:**

EFFIE PETRIE as Power of Attorney for Martha Petrie

**Address:**

2760 Bells Ferry Rd

**City:** Marietta **State:** GA **Zip:** 30066

**Phone:** (770) 843 - 0044

EFFIE PETRIE POA FOR MARTHA PETRIE (Owner's Name), personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 19 day of July, 2021.

Effie B. Petrie power of attorney for MARTHA T. PETRIE  
AFFIANT (Owner's signature)

Sworn to and subscribed  
before me this 19 day  
of July, 2021.

[Signature]  
Notary Public

My Commission Expires: June 18, 2024  
**JADA BRE EDWARDS**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires June 18, 2024

STATE OF GEORGIA  
COUNTY OF CARROLL



**AFFIDAVIT FOR A rezoning application**

Krystal Lane, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a conditional use permit under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 20<sup>th</sup> day of July, 2021, 2021.

*[Handwritten Signature]*

AFFIANT (signature)

Address:

1839 Alexander St SE  
Smyrna, GA 30080

Sworn to and subscribed before me this 20<sup>th</sup> day of July, 2021

*[Handwritten Signature]*

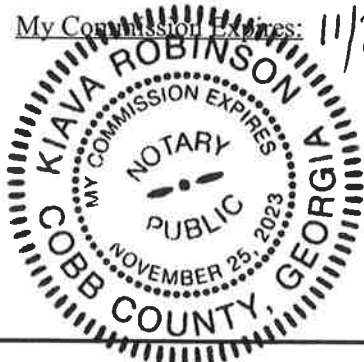
Notary Public

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My Commission Expires: 11/29/2023







# Application: C-21-08-01

Owner: Martha Petrie.  
Applicant: Krystal Lane  
074-0036

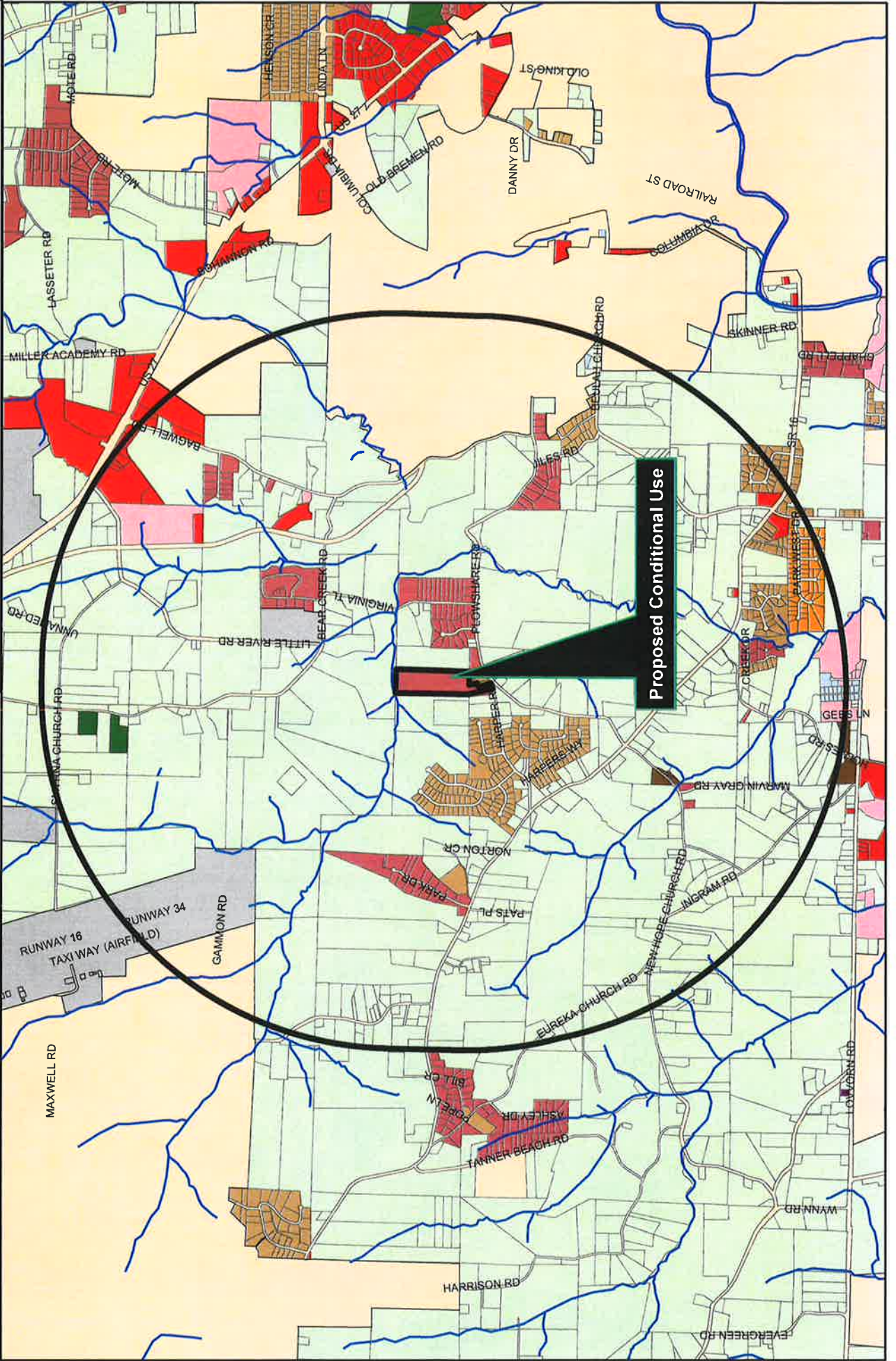
Conditional Use for a winery, tasting room, event space



- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial

- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential\*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision

- PUD - Planned Unit Development\*
- R1 - Single Family Home (3 ac min.)\*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)\*
- R30 - Single Family Home (0.75 ac min.)\*



Proposed Conditional Use








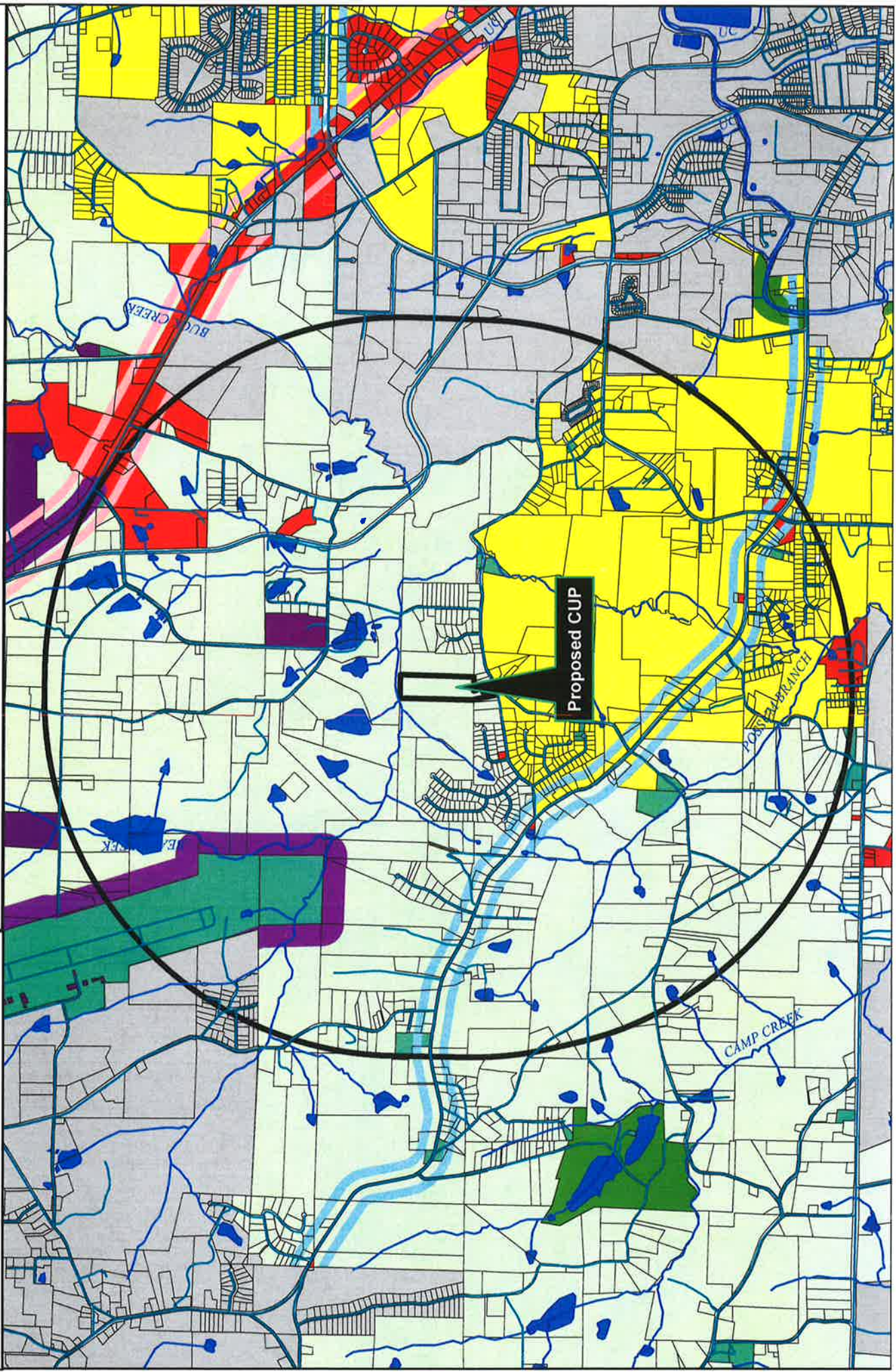


C-21-08-01

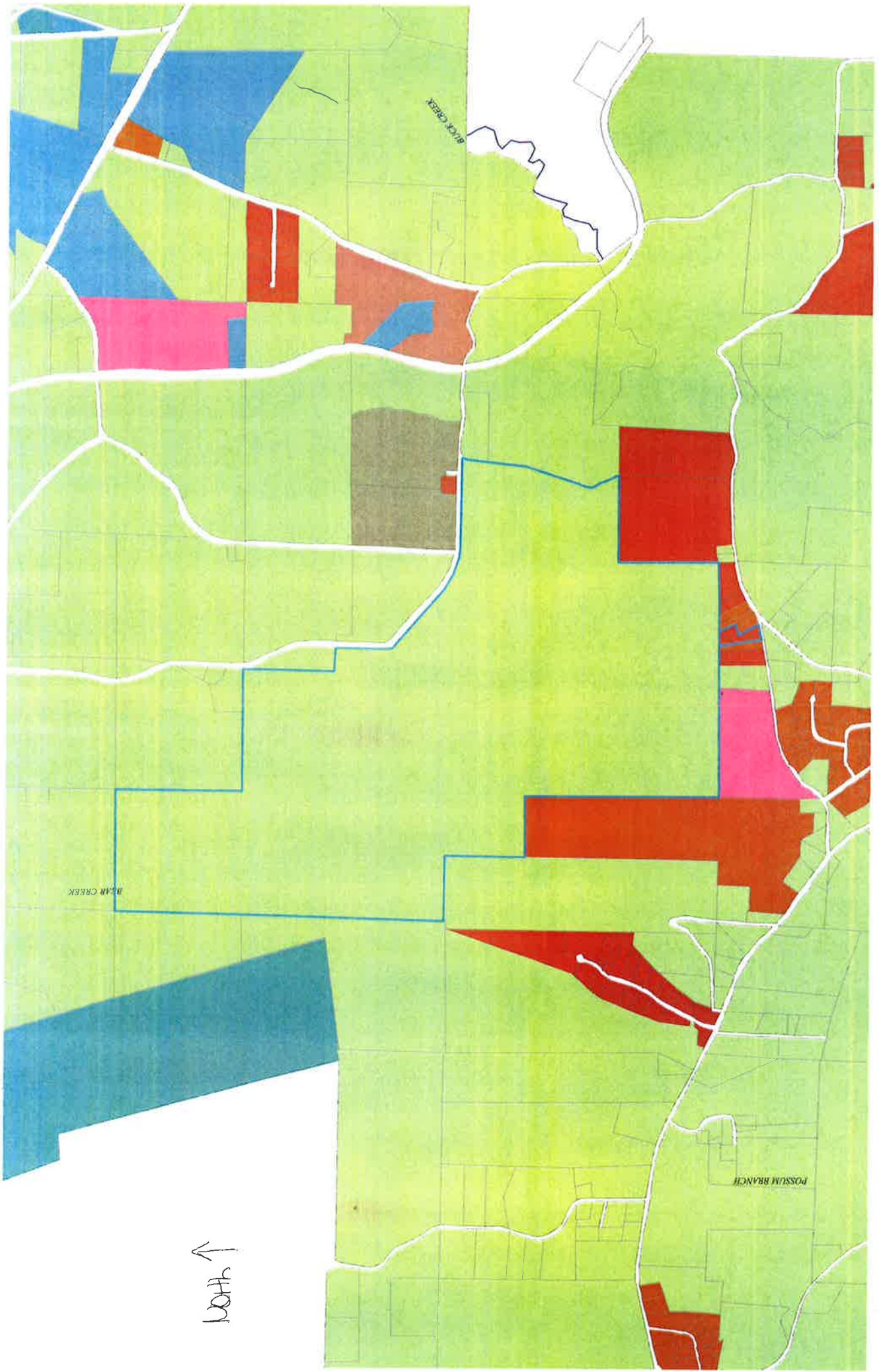
Future Land Use : Agriculture

CDP: No

-  1.5 Mile Radius
-  Agriculture
-  Commercial
-  Industrial
-  Park/Rec/Con
-  Public/Instituti
-  Residential
-  Trans/Comm/Util







BLACK CREEK

BEAN CREEK

POSSUM BRANCH

North ↑



**Overview**





**Legend**


 Parcels


 Roads

**Flood Map**

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 074 0036  
 Class Code Residential  
 Taxing District COUNTY  
 Acres 21

Owner PETRIE MARTHA T  
 2760 BELLS FERRY RD  
 MARIETTA, GA 30066  
 Physical Address 300 HARPER RD  
 Assessed Value Value \$37330

Last 2 Sales			
Date	Price	Reason	Qual
1/18/2002	\$95000	LM	Q
1/4/2002	0	PB	U

(Note: Not to be used on legal documents)

Date created: 8/21/2021  
 Last Data Uploaded: 8/20/2021 6:14:02 PM