



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

C-21-08-01

COMMISSION DISTRICT: 3
PLANNING COMMISSION MEMBER: David Huddleston
COUNTY COMMISSIONER: George Chambers

PUBLIC HEARING DATES
PLANNING COMMISSION: August 24, 2021
BOARD OF COMMISSIONERS: September 7, 2021

REQUEST: Conditional Use Permit for a winery/tasting room and event space

APPLICANT: Krystal Lane
OWNER: Martha Petrie

PARCEL NUMBER(S): 074-0036
LOCATION: 0 Harper Rd

ACRES: 21

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to use the subject property for a vineyard, winery, tasting room, and event space.

SURROUNDING PROPERTIES:

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

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. The area is predominantly agricultural.

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.



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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 for this project.

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 Harper 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, with 9.7 acres of 21 acres in the flood plain. There are "state waters" on the subject property from Bear Creek, with runoff eventually entering into Bear Creek. The subject property is not located on a Water Supply Watershed. Anticipated traffic generation averages to 15 trips per 1,000 sq. ft. of event space, and 2 trips per 1,000 sq.



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

ft. of event space during peak hours. Traffic rates are based on the square footage of the gross floor space. Soils may not support absorption field. Copy of soil maps is attached.

Carroll County Fire: The property is served by Carroll County Fire Rescue station #7 which is 3.8 miles from subject property with an anticipated response time of 7 minutes.

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

Carroll County Water Authority: Zoning analysis does not reserve water capacity. The property is served with a six inch water main. Available flow is approximately 428 gallons at 20 psi.

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 wine tasting room. The Future Land Use designation of the subject property is Agricultural. Although the attached zoning maps show the property to be zoned Commercial, the property is actually of split zoning, with the road frontage being commercial and the remainder of the 21 acres being agricultural.

46% of the property is in a flood plain. Soils are poorly suited for septic absorption fields on the majority of the property. The applicant is also purchasing the adjacent 20 acres where she hopes to construct a single family home.

The seller's family has notified staff that they support this application, but may be unable to attend the public hearings.

Fire marshal inspection will be required before the event center can open for operation.

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 August 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