



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
C-21-12-02

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Paul Dement
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: December 28, 2021
BOARD OF COMMISSIONERS: January 4, 2022

REQUEST: Conditional Use Permit for a special event center.

OWNER/APPLICANT: Carol and Richard Sexton

CURRENT LAND USE: Residential
FUTURE LAND USE: Agricultural

ACRES: 10

PARCEL NUMBER(S): 206-0105
LOCATION: 185 Codner Road

CURRENT ZONING: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to use the subject property for a special event venue for weddings, parties, etc.

SURROUNDING PROPERTIES:

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

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.



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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 provided all county nuisance ordinances are followed.

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



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Carroll County Engineer: There is no flood plain nor “state waters” on the property. Anticipated traffic generation averages to 15 trips per 1,000 sq. ft. of event space, and 2 trips per 1,000 sq. ft. of event space during peak hours. Traffic rates are based on the square footage of the gross floor space of event space.

Carroll County Fire: No comments at the time of this report. Fire marshal inspection will be required prior to opening of the event venue.

Carroll County Board of Education: This application will have no impact on the school system as it will add no new residences to the county.

Carroll County Water Authority: 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 for weddings, engagements, and other similar gatherings. The Future Land Use designation of the subject property is Agricultural.

Fire marshal inspection will be required before the special event facility 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 December 3, 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