

RESOLUTION AND ORDINANCE OF THE BOARD OF COMMISSIONERS OF CARROLL COUNTY AMENDING SECTION 8.1.2 OF THE CARROLL COUNTY ZONING REGULATIONS TO DELETE “SPECIAL EVENTS FACILITY” AS A CONDITIONAL USE IN THE AGRICULTURAL ZONING DISTRICT; AMENDING SECTION 8.8.2 TO ADD “SPECIAL EVENTS FACILITY” AS A CONDITIONAL USE IN THE COMMERCIAL ZONING DISTRICT; AMENDING SECTION 4.0 TO AMEND THE DEFINITION OF “SPECIAL EVENTS FACILITY”; AMENDING SECTION 8.1.2 TO ADD “FARM SPECIAL EVENTS FACILITY” AS A CONDITIONAL USE IN THE AGRICULTURAL ZONING DISTRICT; AMENDING SECTION 4.0 TO INSERT THE DEFINITION OF “FARM SPECIAL EVENTS FACILITY”; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, on July 11, 2017, the Carroll County Board of Commissioners (the “Board of Commissioners”) adopted a resolution to amend Section 8.1.2 of the Zoning Regulations of Carroll County, Georgia, as amended, (the “Zoning Regulations”) to add “Special Events Facility” as a conditional use in the Agricultural Zoning District and to add the definition of “Special Events Facility” to Section 4.0 of the Zoning Regulations; and

WHEREAS, the Board of Commissioners desires to amend Section 8.1.2 of the Zoning Regulations to delete “Special Events Facility” as a conditional use in the Agricultural Zoning District; and

WHEREAS, the Board of Commissioners desires to amend Section 8.8.2 of the Zoning Regulations to add “Special Events Facility” as a conditional use in the Commercial Zoning District; and

WHEREAS, the Board of Commissioners desires to amend Section 4.0 of the Zoning Regulations to amend the definition of “Special Events Facility”; and

WHEREAS, the Board of Commissioners desires to amend Section 8.1.2 of the Zoning Regulations to add “Farm Special Events Facility” as a conditional use in the Agricultural

Zoning District; and

WHEREAS, the Board of Commissioners desires to amend Section 4.0 of the Zoning Regulations to insert the definition of “Farm Special Events Facility”; and

WHEREAS, a notice of the public hearing for the purpose of considering proposed amendments to the Zoning Regulations was published in the legal organ of Carroll County having a general circulation within the territorial boundaries of Carroll County, Georgia, at least 15 but not more than 45 days prior to the date of the hearing; and

WHEREAS, a public hearing on the issue of amending the Zoning Regulations was held on Tuesday, _____, 2022, for the purpose of considering these proposed amendments to the Zoning Regulations prior to consideration of this resolution by the Board of Commissioners; and

WHEREAS, consideration of final adoption of these proposed amendments to the Zoning Regulations was heard before the Carroll County Board of Commissioners at its meeting held on Tuesday, _____, 2022;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Carroll County, Georgia, as follows:

Section 1. Subsection “f” of Section 8.1.2 of the Zoning Regulations shall be deleted in its entirety.

Section 2. Section 8.8.2 of the Zoning Regulations shall be amended to add new subsection “c” as follows:

- c. Special events facility.

Section 3. “Special events facility” of Section 4.0 “Definitions” of the Zoning

Regulations shall be deleted in its entirety and the following shall be inserted in its place:

Special events facility shall mean any place kept, used, maintained, advertised, and held out to the public as a place which serves as a location for special events, including but not limited to weddings and receptions, anniversary receptions, bar/bat mitzvah receptions, birthday parties, and other such parties, receptions, or events. Such facility may include but not be limited to reception halls, conference centers, and banquet centers and shall not include places of worship or restaurants. The conditional use shall also allow catering to take place on-site.

Section 4. Section 8.1.2 of the Zoning Regulations shall be amended to add new subsection “f” as follows:

- f. Farm special events facility.

Section 5. Section 4.0 “Definitions” of the Zoning Regulations shall be amended to insert the following definition:

Farm special events facility shall mean a privately-owned property which has existing agricultural structures (such as barns) or outdoor agricultural areas (such as lakes, open pastures, or fields); which is kept, used, maintained, advertised, or held out to the public as a location for special events (such as weddings and receptions, anniversary receptions, bar/bat mitzvah receptions, birthday or holiday parties, company events such as retirement receptions and employee appreciation events, and other similar parties, receptions, or events); where such special events may take place; and which can be maintained as or converted back to agricultural structures or areas. Farm special events facilities shall have a maximum event size of 150 guests and shall be located on a minimum parcel size of ten acres or larger. Farm special events facilities shall be open only for scheduled, event-based operations. Farm special events facilities shall not include places of worship or restaurants. No such facility shall be closer than 50 feet from a property line. To receive a conditional use permit for a farm special events facility, and to continue to operate a farm special events facility under an already-issued conditional use

permit, the property owner must have filed an IRS tax form
Schedule F with its most recent federal tax filing.

Section 6. This Resolution and Ordinance shall be effective on _____, 2022.

Adopted this _____ day of _____, 2022.

Michelle Morgan, Chairman of
Board of Commissioners of Carroll County

Attest: _____
_____, Clerk