

Planning Commission

Staff Report



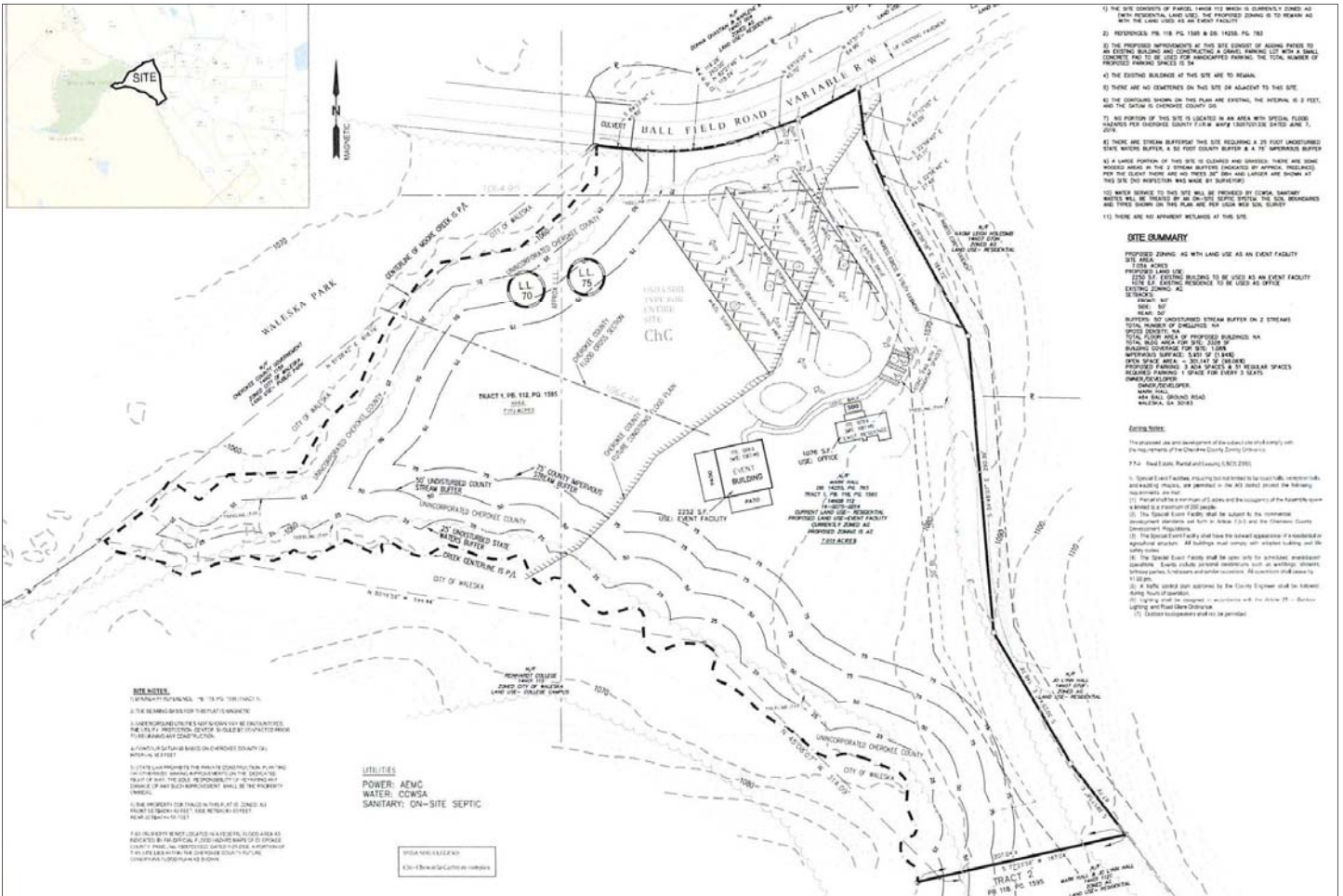
Case Number: 20-10-015S	Application Number: PL20200000404
Application Type: Special Use Permit	Application Name: Mark and Jo Hall
Commission District: 1	Acreage: 7.05 +/-
Map and Parcel Number: 14N08 112	Location: 300 Ball Field Rd Waleska, Georgia 30183
Current Zoning: AG	Proposed Special Use: Special Event Facility
	Public Hearing: October 6, 2020

Summary

The applicant seeks a Special Use Permit for an Event Venue.

Granting a special use permit for an event facility which could generate visitor traffic along with traffic from employees, vendors, and deliveries on a local roadway may not be appropriate for the surrounding area. With this in mind, the special use may not be compatible with the surrounding area and there may be grounds to recommend denial of the Special Use Permit.

Also consider that Special Event Facilities may be permitted in the AG zoning district provided the event facility is granted a Special Use Permit. The subject property is located in a character area (Rural Places) which suggests that focused efforts be made to encourage and support agricultural businesses, promote flexible site design to fit the land, and allow open space and the natural landscape to dominate the area. An event venue at this location could create a transition from the civic and institutional uses to the south and west and the residential and agricultural uses to the north and east. As a result, the special use may be compatible with the surrounding area and there may be grounds to recommend approval of the Special Use Permit.

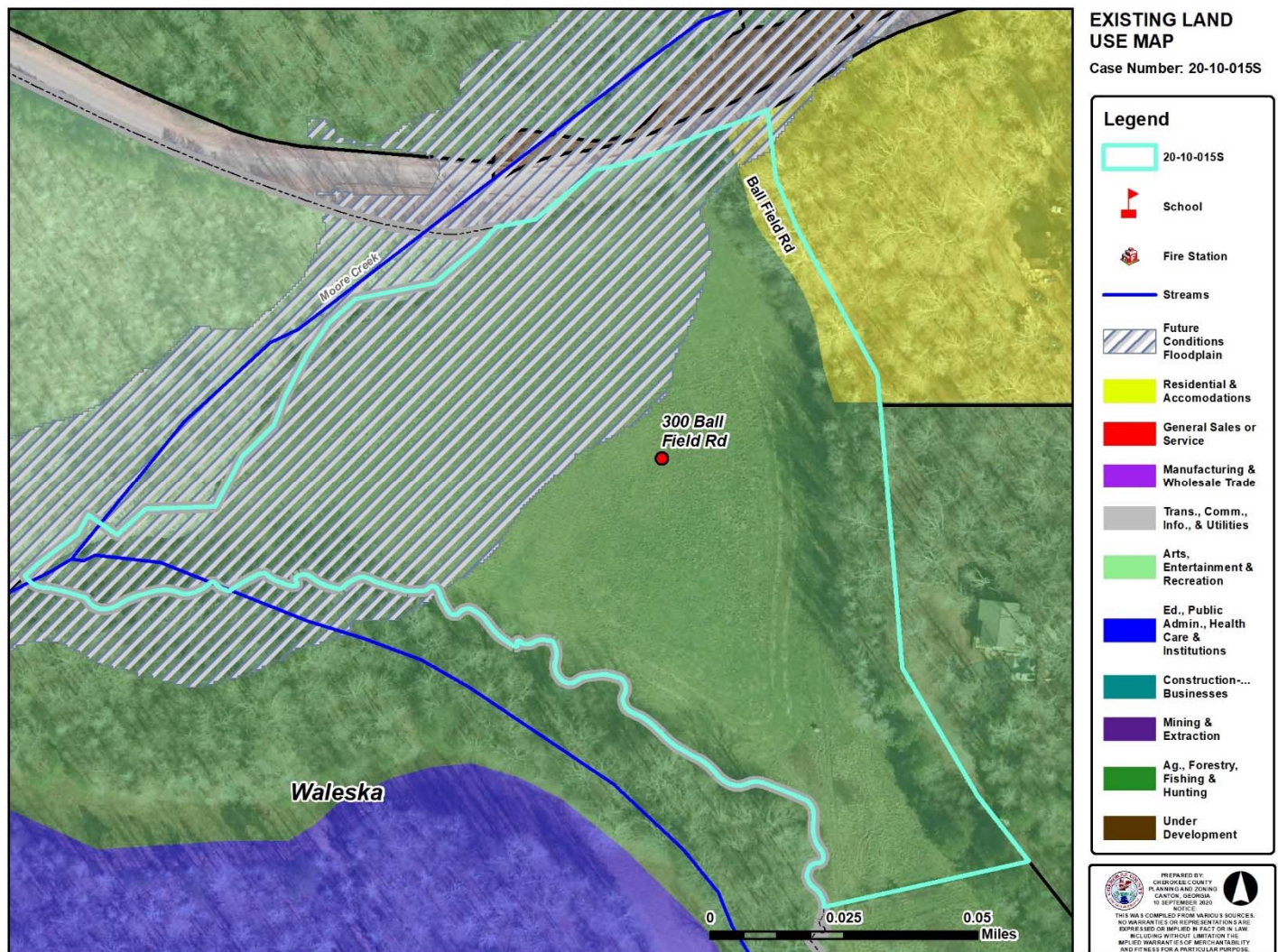


The applicant intends to install fifty-one (51) parking spaces including three (3) handicapped accessible parking spaces to serve the facility. Water service will be through the city of Waleska. According to the Cherokee County Sheriff's Office, adequate police protection is presently in the area with an estimated response time of 3 – 15 minutes. The Sheriff's Office does not anticipate a need for additional personnel and equipment to continue efficient service in the area.

The operator of the facility will have to coordinate with Cherokee County Environmental Health Department regarding any necessary permits for food service.

The primary public access for the property in this application is Ball Field Road, a two-lane local roadway that is approximately 18 feet wide. There are no planned improvements for Ball Field Road. There is not a specific trip generation code that this type of facility falls within. Based on the parking spaces shown on the site plan, if all spaces were filled for an event as well as related services for the event, it is anticipated that it would generate approximately 150 trips per an event at maximum capacity. It is the opinion of the Cherokee County Engineering Department that Ball Field Road should be able to handle the traffic generated by this application.

Use

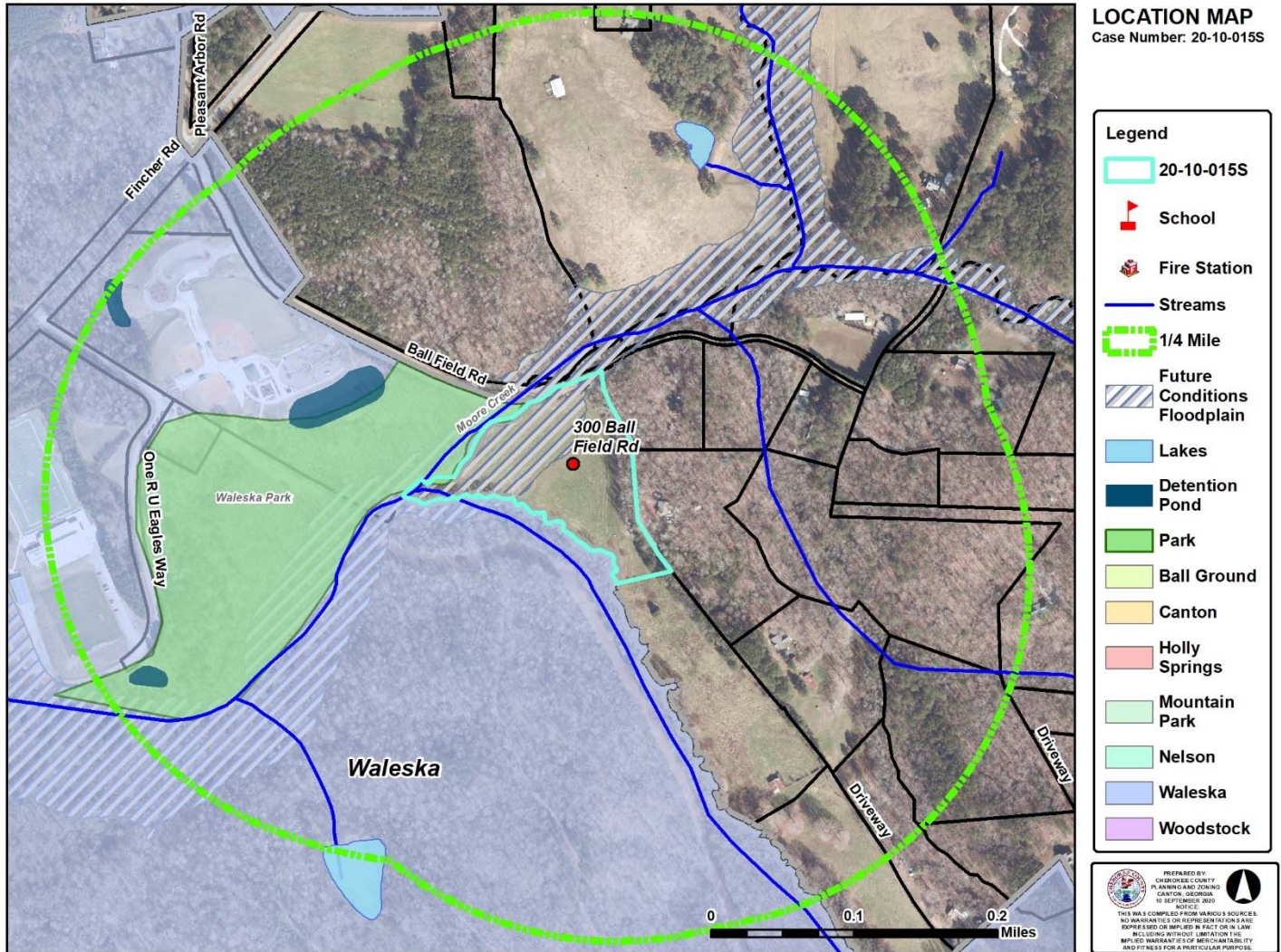


The applicant proposes to operate a special event facility in the AG district. The purpose of the AG district is to maintain the integrity of agricultural activities predominate in the rural area of Cherokee County. Within the AG district, the subdivision of land for suburban development is discouraged, while agriculture and livestock production are strongly encouraged in order to maintain the rural character of these areas. Onsite sales should be limited to live animals, plants, and produce that have been raised on the property, as well as limited related commercial activities for particular uses.

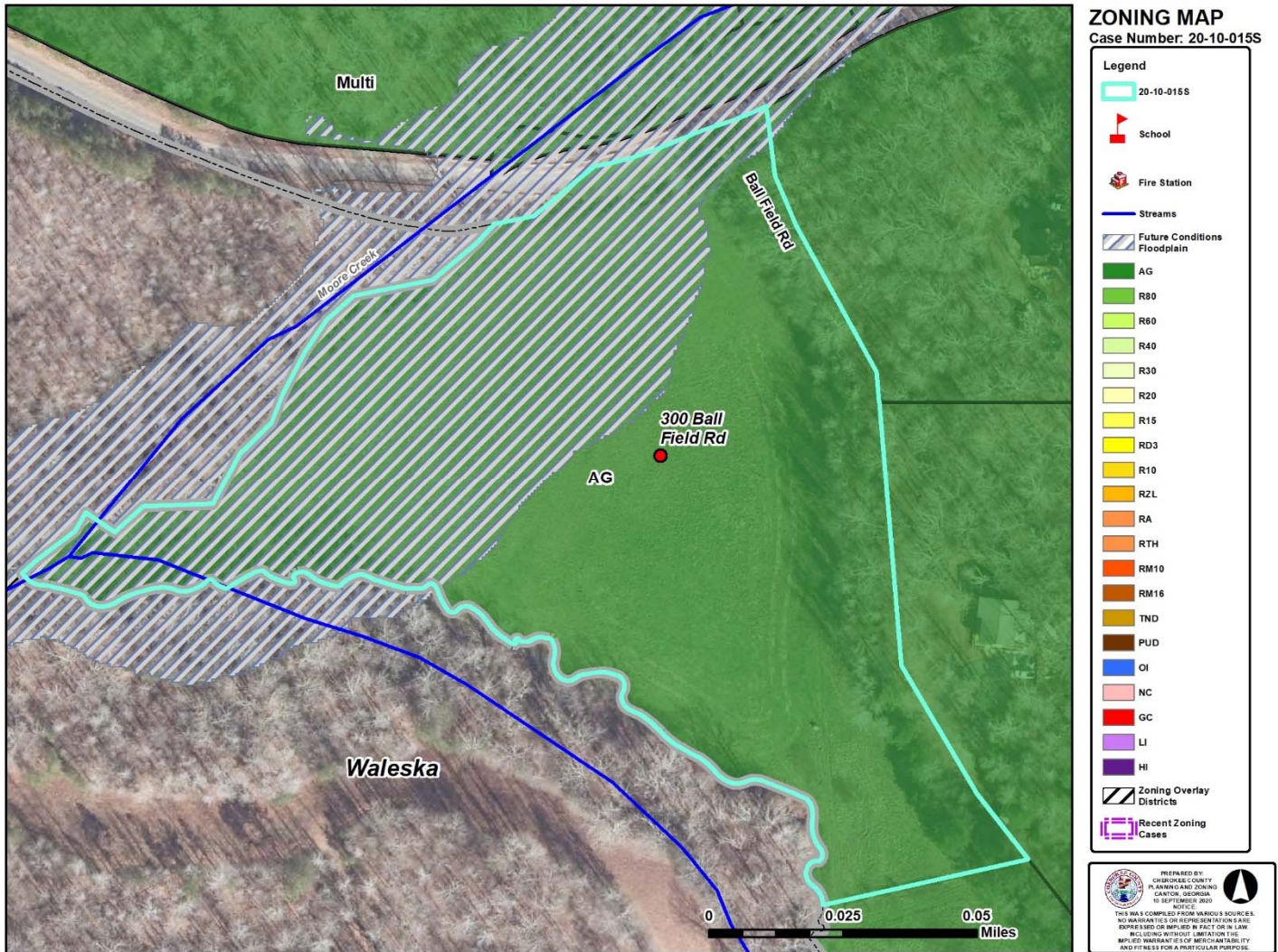
Special Event Facilities, including but not limited to banquet halls, reception halls, and wedding chapels, are permitted in the AG district provided the following requirements are met:

1. Parcel shall be a minimum of five (5) acres and the occupancy of the Assembly space is limited to a maximum of 200 people.
2. The Special Event Facility shall be subject to the commercial development standards set forth in Article 7.5-3 (General Site Development and Design Regulations for Commercial and Industrial Districts) and the Cherokee County Development Regulations.

3. The Special Event Facility shall have the outward appearance of a residential or agricultural structure. All buildings must comply with adopted building and life safety codes.
4. The Special Event Facility shall be open only for scheduled, event-based operations. Events include personal celebrations such as weddings, showers, birthday parties, fundraisers and similar occasions. All operations shall cease by 11:00 pm.
5. A traffic control plan approved by the County Engineer shall be followed during hours of operation.
6. Lighting shall be designed in accordance with the Article 25 – Outdoor Lighting and Road Glare Ordinance.
7. Outdoor loudspeakers shall not be permitted.

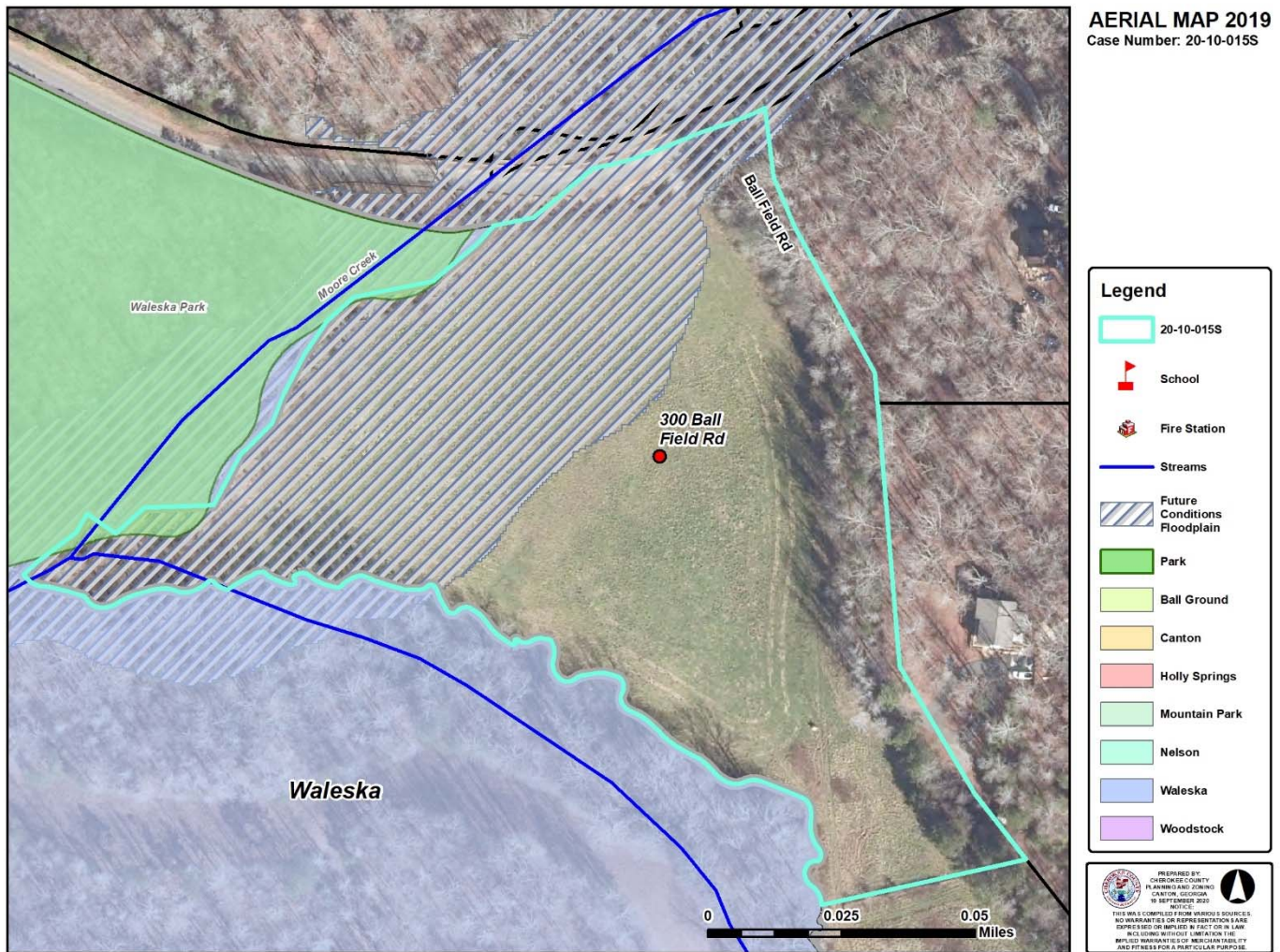


Surrounding Area



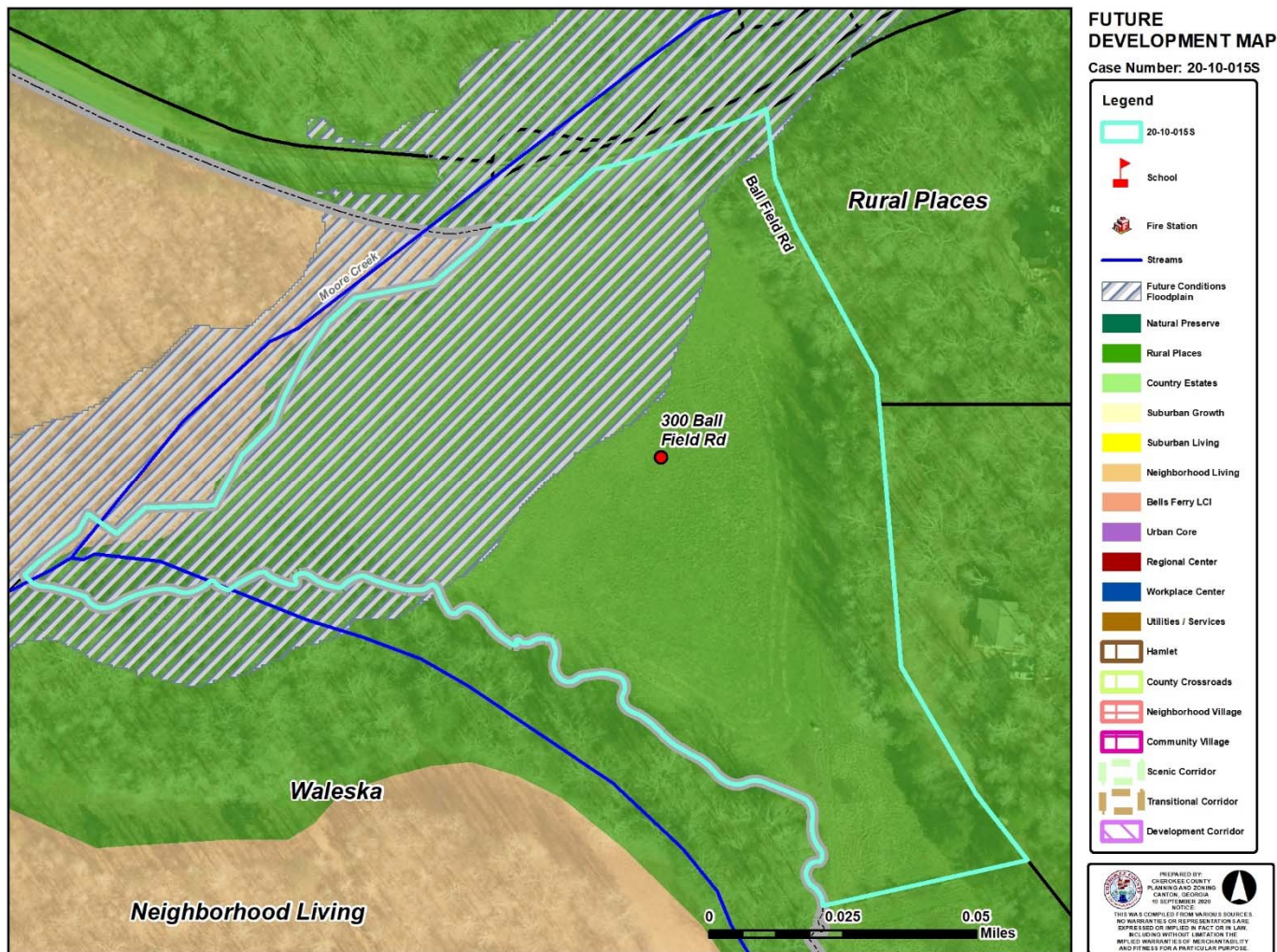
The subject property is in the AG zoning district. To the north and east are parcels in the AG district in unincorporated Cherokee County. To the west is an 18.19 +/- acre public park (Waleska Park). Also to the west is Reinhardt University in the city of Waleska. The most recent zoning change in the area was south of the subject property at 5994 Reinhardt College Parkway (Case # 18-11-027, Resolution # 2018-R-085). The Cherokee County Board of Commissioners granted a change of zoning from AG and R-40 to R-40 on 11.85 acres to Woodall Communities, LLC on December 4, 2018.

Impact



Special Use Permits require individual review of the location, design, height, intensity, configuration, and public facility impact of a bona fide use to determine the appropriateness of the use for a particular site and its compatibility with adjacent uses. Furthermore, Special Use Permits are to be evaluated to determine whether or not there will be a significant adverse effect on the surrounding area, whether or not the use is otherwise compatible with the surrounding area, and whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected. The current application is intended to allow weddings, birthday parties, graduations, anniversaries, Bar and Bat Mitzvahs, and local community/family gatherings. If approved the event venue may also be used for photo shoots. The applicant states that the proposed use is compatible with the surrounding area as it resembles a residential farm. The applicant describes the property as being surrounded by a large tree and foliage buffer. In terms of impacts to the surround area, the applicant states that commercial deliveries will take place during daytime hours through the front gate and there will be no large trucks.

Future Development



The subject property is in the Rural Places Character Area. The Rural Places Character Area is an agricultural-residential community, which benefits from its scenic rural landscape while accommodating limited residential growth. Rural Places are characterized by a balance between the natural environment and human uses with low-density residential, farms, forests, outdoor recreation, and other open space activities. Rural Places remains the heart of Cherokee County with its farmland and agricultural industries. Land in Rural Places is typically cultivated as pasture, farmland, or woodlands under forestry management, or sparsely settled homes on individual tracts. Large-scale suburban development is not compatible within Rural Places due to conflicts such as agricultural smells or other forms of pollution resulting from raising animals and crop production. Focused efforts should be made to encourage and support agricultural businesses, promote flexible site design to fit the land, and allow open space and the natural landscape to dominate the character area.

Cherokee County Government

ENGINEERING DEPARTMENT

1130 Bluffs Parkway – Canton, Georgia 30114

678-493-6077 – Fax 678-493-6055



SPECIAL USE PERMIT MEMORANDUM

Case Number: 20-08-014S

Applicant: Mark & Jo Hall

Current Zoning: AG

● Transportation:

- **Primary Public Access** – The primary public access for the property in this application is Ball Field Road. Ball Field Road is a two-lane local roadway that is approximately 18 feet wide.
- **Planned Improvements** – There are no planned improvements for Ball Field Road.
- **Trip Generation** – There is not a specific trip generation code that this type of facility falls within. Based on the site plan showing 54 parking spaces, if all were filled for an event as well as related services for the event, it is anticipated that it would generate approximately 150 trips per an event at maximum capacity.
- **Development Related Improvements** – The entrance would need to accommodate two-way traffic.

● Stormwater:

- **Flood Plain or Wetlands on Property** – Yes, approximately 43% of the property.
- **Runoff Tributary and Basin** – Moore Creek in the Allatoona basin.

● Conclusion:

It is the opinion of the Cherokee County Engineering Department that Ball Field Road should be able to handle the traffic generated by this application.

Cherokee County Water & Sewerage Authority

Applicant:	Mark and Jo Hall
Re-Zoning Case No.:	20-10-015S
Present Zoning:	AG
Proposed Zoning:	
Tax Map:	
Parcel No.:	

Water City of Waleska Water

1) Is Water Available at Development:	YES ☐
	NO ☒
2) Size of Existing Water Line (If Available):	
3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:	YES ☐
	NO ☐
Additional Comments:	Determined by Flow Test
4) Is Existing Water Line Adequate for Project, If not what size will be Required:	YES ☐
	NO ☐
5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:	None

DEVELOPERS MAY BE REQUIRED TO INSTALL/ UPGRADE WATER MAINS, BASED ON FIRE FLOW TEST RESULTS OR FIRE DEPARTMENT CODE. THIS WILL BE RESOLVED IN THE REVIEW PROCESS.

Sewer

1) Is Sewer Available to the Project:	YES ☐
	NO ☒
2) How far from the Proposed Development are the Nearest Sewer Lines:	
3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:	
4) Estimated Waste Generation:	ADF PEAK
5) Treatment Plant:	
6) Plant Capacity:	Available ☐
	Not Available ☐
7) Line Capacity:	Available ☐
	Not Available ☐
8) Projected Plant Availability:	0-5 Years ☐
	5-10 Years ☐
	10+ Years ☐
9) Additional Comments:	

Sewer Availability:
(Treatment Plant That Will Treat Sewerage)

CCWSA
City of Canton
City of Woodstock
Other

X

Plant Capacity Comments:
CITY OF WALESKA SERVICE AREA

Developer Will Be Responsible For Connecting To The Existing Cherokee County Water & Sewerage Authority's Water And Sewer System, Installing And / Or Up- Grading All Outfalls And Water Mains, Obtaining On And / Or Off Site Easements, Dedication Of On And / Or Off Site Water And Sewer Easements To Cherokee County Water and Sewerage Authority As May Be Required.
Rezoning Does Not Insure Water/Sewer Capacity

The CCWSA Has Directed That A Water Flow And Pressure Test Be Performed Prior To Submitting To The Commission And Cherokee Planning And Zoning Board. Please Contact Ricky Dobbs(CCWSA) At 770 479-1813 Ext. 249