

5/18/22, 11:21 AM

WALTON COUNTY, GEORGIA Mail - Rabbit Farm Road Conditional Use Permit



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Rabbit Farm Road Conditional Use Permit

1 message

Danny Herrmann <danny1030k@gmail.com>
To: Tracie Malcom <tracie.malcom@co.walton.ga.us>

Wed, May 18, 2022 at 11:19 AM

Tracie,

Please accept this as a withdrawal of application for Conditional Use Permit for Events Facility at 4983 Rabbit Farm Road, Loganville, GA. 30052

Thank you.

Danny K. Herrmann
RIDGECLIFF, LLC
(770) 352-4835

| NAICS Code | Principal Uses | Suppl. Reg | A | A1 | A2 | R1 | R2 | R3 | MHP | OI | B1 | B2 | B3 | TC | MUBP | M1 | M2 |
|------------|----------------------|------------|---|----|----|----|----|----|-----|----|----|----|----|----|------|----|----|
| | Facilities (Private) | | | | | | | | | | | | | | | | |

Outdoor Recreation Facilities (Private) (18)

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.
- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.
- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.
- H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

Conditional Use CU22040002

Staff Analysis

Commission District: **2 - Banks**

Planning Commission Hearing Date: **05-05-2022 – TABLED TO 6/2/2022**

Board of Commissioners Hearing Date: **06-07-2022 TO 7/12/2022**

Parcel ID: Map C0280091

Acreage: 1.76

Parcel ID: Map C0280092

Acreage: 20.00+

Parcel ID: Map C0280092A00

Acreage: 5.00

Applicant:

Danny K Herrmann

4983 Rabbit Farm Road

Loganville, Georgia 30052

Owner of C0280091:

Danny K Herrmann

4983 Rabbit Farm Road

Loganville, Georgia 30052

Owner of C0280092:

CF Oconee LLC

4310 Lawrenceville Road

Loganville, Georgia 30052

Owner of C0280092A00:

Amy E Herrmann &

Herrmann Family 2009 Qualified Trust

4983 Rabbit Farm Road

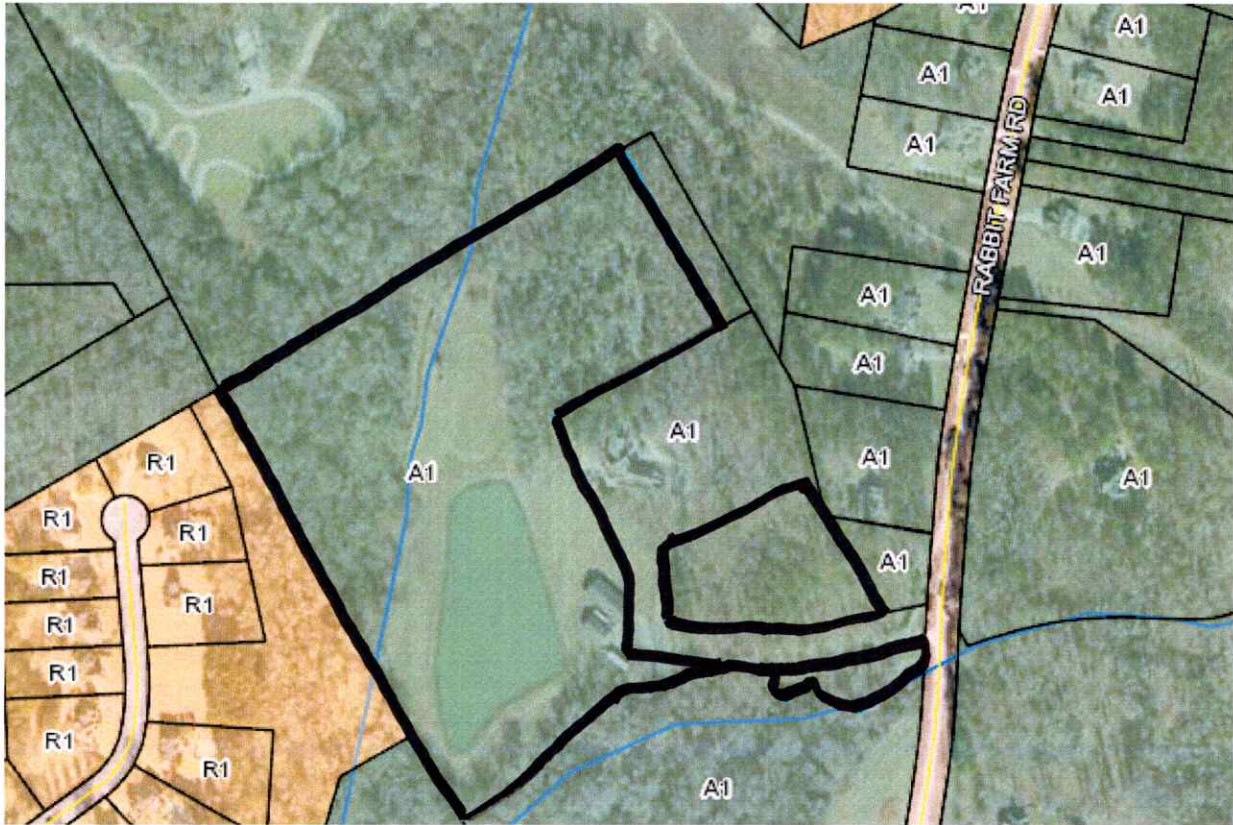
Loganville, Georgia 30052

Property Location: 4983 Rabbit Farm Road and Rabbit Farm Road



Current Character Area: Suburban

Current Zoning: A1



Request: Conditional Use for event facility and Variance from County Ordinance requiring the site have direct access to a collector or arterial road.

Site Analysis: The 26.8389 acre tract of land is located on 4983 Rabbit Farm Road and Rabbit Farm Road. The surrounding properties are zoned A1 and R1.

| NAICS Code | Principal Uses | Suppl. Reg | A | A1 | A2 | R1 | R2 | R3 | MHP | OI | B1 | B2 | B3 | TC | MUBP | M1 | M2 |
|------------|---|------------|---|----|----|----|----|----|-----|----|----|----|----|----|------|----|----|
| (Event) | Outdoor Recreation Facilities (Private) | Yes | C | C | C | C | C | C | | P | P | P | P | P | P | | |

Outdoor Recreation Facilities (Private) (18)

1-7-2020

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event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

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Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a commercial driveway be installed and any additional measures that may facilitate safe ingress and egress at this location due to safety and sight distance issues related to the location.

City of Monroe: No conflict with the water, sewer nor gas departments of the City of Monroe.

Sheriffs' Department: This does not impact the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 6” diameter water main along on Rabbit Farm Road. (static pressure: 80 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Walton County Fire Rescue has no issues.

Fire Code Specialist: Will not impact the Fire Code Office. Developments will be subject to plan review for meeting Life Safety Codes (2018), International Fire Code (2018), and Georgia amendments 120-3-3, and any Walton County Codes that apply.

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: Will not affect GDOT.

Archaeological Information: No comment received.

PC ACTION 5/5/2022:

1. Conditional Use CU22040002 – Conditional Use on 26.8389 acres for an Event Facility and Variance requiring site to have direct access to a collector or arterial road- Applicant: Danny K Herrmann/Owners: Danny Herrmann, CF Oconee LLC, and Amy Herrmann-Property located at 4983 Rabbit Farm Rd & Rabbit Farm Rd-Parcels C0280091, 92 & 92A-District 2.

Presentation: Tim Hinton advised that the Applicant is not going to speak and has requested that the case be tabled until next month but since there are people here that have opposition he will go ahead and let them speak their opposition.

Speaking: Jeff Fennell who lives directly across from this property spoke. He is representing the committee that is opposed of this case. He stated that he has a number of items that he would like to discuss but first he would like to know what justification does the applicant have to delay hearing this case. He said it seems to be a tactic. Mr. Hinton stated that he was giving them an opportunity to speak. Mr. Fennell stated that there are concerns about this case being delayed that they would lose their leverage if they provide their information.

Recommendation: Tim Hinton tabled the case until next month and stated that they will hear no opposition tonight.

PC ACTION 6/2/2022:

1. CU Conditional Use CU22040002 – Conditional Use on 26.8389 acres for an Event Facility and Variance requiring site to have direct access to a collector or arterial road-Applicant: Danny K Herrmann/Owners: Danny Herrmann, CF Oconee LLC, and Amy Herrmann-Property located at 4983 Rabbit Farm Rd & Rabbit Farm Rd-Parcels C0280091, 92 & 92A-District 2.

Presentation: Tim Hinton advised that Mr. Herrmann has withdrawn this application.

Speaking: None

Recommendation: Timothy Kemp made a motion to recommend acceptance of the withdrawal with a second by Pete Myers. The motion carried unanimously.

Conditional Use Application # CU22040002

Walton Co.
Historic
Courthouse
111 S.
Broad St.
2nd floor -
Monroe, Ga

Planning Comm. Meeting Date 5/5/22 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 6/7/22 at 6:00PM held at WC Historical Court House
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0280091, C0280092, C0280092A00

| | |
|---------------------------------------|---|
| Applicant Name/Address/Phone # | Property Owner Name/Address/Phone |
| <u>Danny K. Herrmann</u> | <u>C F Ocone, LLC</u> <u>Herrmann Family 2009 Qualified Personal Residence Trust</u> |
| <u>4983 Rabbit Farm Road</u> | <u>4983 Rabbit Farm Road</u> |
| <u>Loganville, Georgia 30052</u> | <u>Loganville, Georgia 30052</u> <small>(If more than one owner, attach Exhibit "A")</small> |
| Phone # <u>770-352-4835</u> | Phone # <u>770-352-4835</u> |

Location Walton County Present Zoning A-1 Acreage 26.8389

Existing Use of Property: Residential. Personal Barn Use.

Existing Structures: House, Barn, Pole Barn

Property is serviced by:

Public Water: _____ Provider: Walton County Water Authority Well: _____

Public Sewer: None Provider: _____ Septic Tank: _____

The purpose of this conditional use is: Event Center (Wedding and Event Facility)

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Amy E. Herrmann Date 4-1-2022 \$ 300.00 Fee Paid

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
Existing Zoning A1 Surrounding Zoning: North A1 South A1
East A1 West R1
Comprehensive Land Use: Suburban
Commission District: 2-Banks Watershed: Big Haynes - Walton W-P1

I hereby withdraw the above application _____ Date: _____

Owner List

- (1) Herrmann Family 2009 Qualified Personal Residence Trust
4983 Rabbit Farm Road
Loganville, Georgia 30052
(Amy E. Herrmann)

- (2) C.F. Oconee
4983 Rabbit Farm Road
Loganville, Georgia 30052
(Danny K. Herrmann)

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Danny K. Herrmann

Address: 4983 Rabbit Farm Road Loganville, Georgia 30052

Telephone: 770-352-4835

Location of Property: 4983 Rabbit Farm Road
Loganville, Georgia 30052

Map/Parcel Number: C0280092A00

Current Zoning: A-1 Requested Zoning: Event Center (Wedding and Event Facility)

Amy E. Herrmann
Property Owner Signature

Property Owner Signature

Print Name: Amy E. Herrmann
Herrmann Family 2009 Qualified Personal Residence Trust
Address: 4983 Rabbit Farm Road
Loganville, Georgia 30052
Phone #: 404-569-8445 / 770-913-8465

Print Name: _____
Address: _____
Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Yvonne L. Williams 4-4-2022
Notary Public Date



**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Danny K. Herrmann

Address: 4983 Rabbit Farm Road Loganville, Georgia 30052

Telephone: 770-352-4835

Location of Property: 4983 Rabbit Farm Road
Loganville, Georgia 30052

Map/Parcel Number: C0280091, C0280092

Current Zoning: A-1 Requested Zoning: Event Center (Wedding and Event Facility)

Danny K. Herrmann
Property Owner Signature

Property Owner Signature

Print Name: Danny K. Herrmann

Print Name: _____

C F Oconee, LLC
Address: 4983 Rabbit Farm Road
Loganville, Georgia 30052

Address: _____

Phone #: 770-352-4835 / 770-913-8465

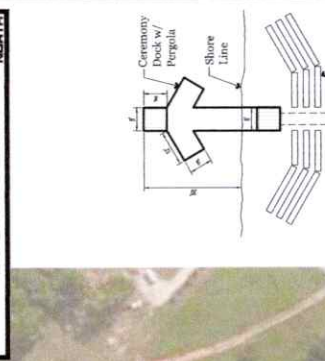
Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

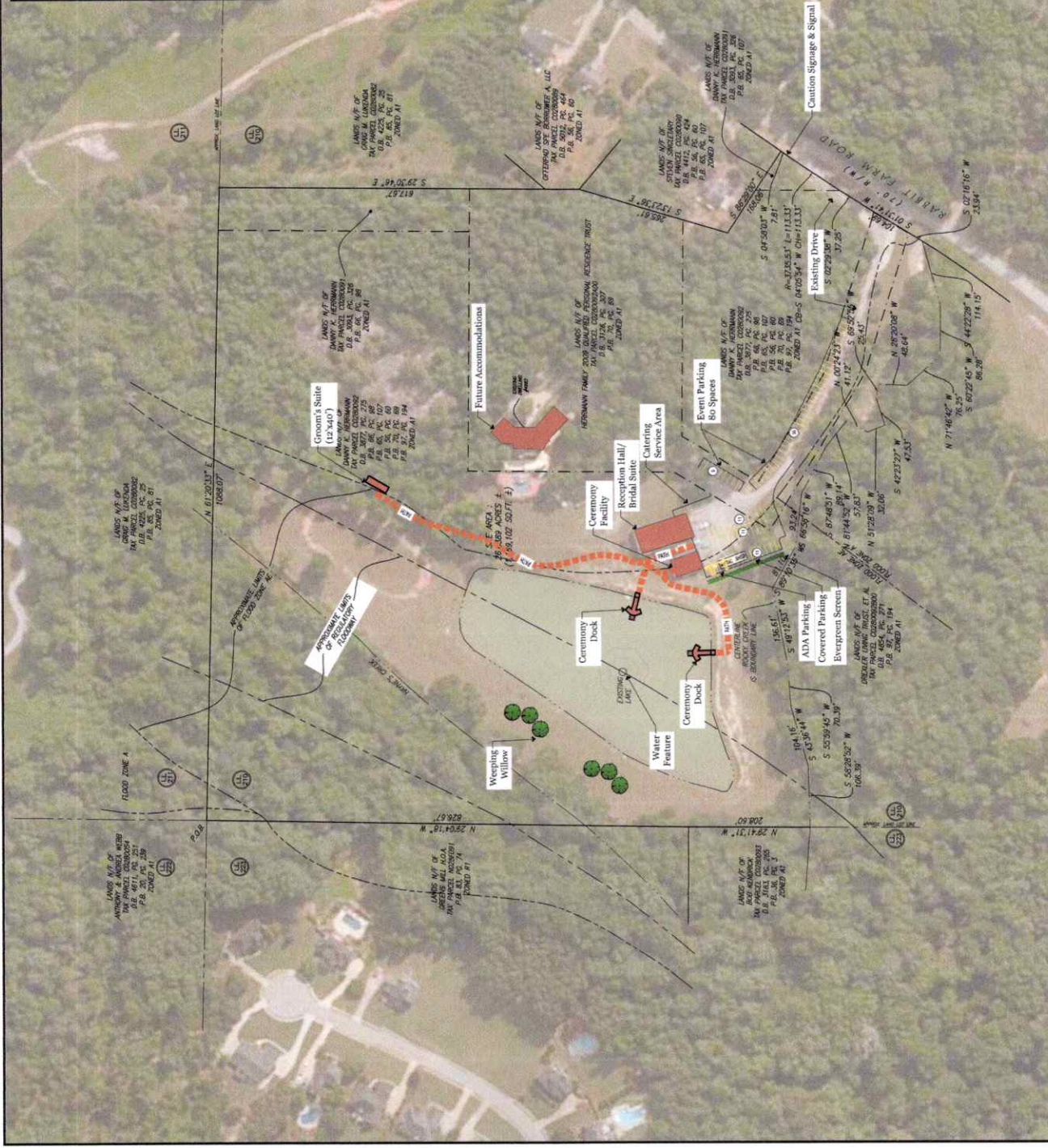
Yvonne L. Williams 4-14-2022
Notary Public Date



| | | | | | | | |
|--|--------------------|---|--|--|----------------------|---------------|------------------|
| <p>GEORGIA STATE WATER CONTROL BOARD DIVISION OF WATER QUALITY CONTROL</p> | <p>PREPARED BY</p> | <p>OWNER/CLIENT/USER DANNY K. HERRMANN 4883 RABBIT FARM ROAD LOGANVILLE, GA. 30052 DANNY HERRMANN danny1033@gmail.com</p> | <p>PARCEL ID: C0280991, C0280992, C0280993A, C0280993B, C0280993C, C0280993D, C0280993E, C0280993F, C0280993G, C0280993H, C0280993I, C0280993J, C0280993K, C0280993L, C0280993M, C0280993N, C0280993O, C0280993P, C0280993Q, C0280993R, C0280993S, C0280993T, C0280993U, C0280993V, C0280993W, C0280993X, C0280993Y, C0280993Z</p> | <p>SHEET TITLE: EVENT FACILITY</p> | <p>SIGNED/SEALED</p> | <p>DATE</p> | <p>REVISION</p> |
| | | | | | | <p>22-014</p> | <p>31-MAR-22</p> |



SCALE IN FEET
1" = 80'



Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. **Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.**
The driveway used meets Rabbit Farm almost parallel which will avoid the potential issue of headlights bothering the adjacent neighbors. The property has natural boundaries of two creeks with additional set backs. The closest adjacent residence is over 500 ft from ceremony/ reception areas. County noise ordinance will be strictly enforced with out door activities ceasing by 10 pm.
2. **Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**
We ask that the county allow for a sign with accompanying flashing light and mirror to be posted at the crest of the hill near the top entrance. The light will be turned on to warn Rabbit Farm Rd traffic during egress hours of the event. There is no existing pedestrian traffic on Rabbit Farm during the hours proposed. Adjacent roads are busy connectors.
3. **Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.**
The location has two entrances, however due to blind sightline, one of the driveways will be closed to traffic for the purposes of egress. The driveway used meets Rabbit Farm almost parallel which will avoid the potential issue of headlights bothering the adjacent neighbors. All parking will be out of sight from the road and sufficient in number for our capacity at 70 +/- spaces. A proposed warning sign and lights during ingress and egress hours shall be installed with permission of county. A clear Fire lane will be provided to serve fire service purposes.
4. **Public facilities and utilities are capable of adequately serving the proposed use.**
Utilities will not exceed the capabilities of the current water or electrical systems currently in place on Rabbit Farm Rd. The facility will be on its own septic system which will be expanded to accommodate the increased use and capacity.
5. **The proposed use will not adversely affect the level of property values or general character of the area.**
The proposed use of an event facility should have no negative impact on the property values or general character of Rabbit Farm Rd as a single family residential area. The road is a cut through between two connectors. Additional traffic will be limited to certain days of the week and certain hours. Any safety concerns caused by the additional ingress/ egress should be mitigated by proposed sign and flashing lights at crest of hill. All parking, ceremonies and receptions will be out of sight from the road. All county ordinances including sound will strictly enforced.

Event Center Special Use Letter of Intent

Plan:

The plan is to convert our current 26.8389 acre rural property (including a large pond) into an event venue focused on, but not limited to, weddings. An existing 2000 sq ft open air barn and outdoor areas will provide the ceremony areas and an existing 4000 sq ft barn will provide a reception area. A majority of a 7500 sq ft house will provide future accommodation options.

Location:

Event Center will be at 4983 Rabbit Farm Rd Loganville, GA 30052.

Parcel #: C0280091, C0280092 & C0280092A00

While not a connector, Rabbit Farm Rd connects three connecting roads, Claude Brewer/ Tommy Lee Fuller, on one end and Centerhill Church Rd on the other. Claude Brewer connects both GA 81 and GA 78. Tommy Lee Fuller connects GA 20 adjacent the intersection of GA 78. Centerhill Church Rd connects GA 81 and GA 20.

Ingress/ Egress:

The location has two entrances, however due to blind sightline, one of the driveways will be closed to traffic for the purposes of egress. We ask that the county allow for a caution sign with accompanying flashing light to be posted at the crest of the hill near the main entrance. This precaution will warn Rabbit Farm Rd traffic during ingress/egress hours of the event. The driveway to be used meets Rabbit Farm nearly parallel which will avoid the potential issue of headlights bothering the adjacent neighbors.

Capacity:

Planned capacity will be 150 guests. Fire Marshall will decide this capacity, but this is our estimate of the reception space provided.

Parking :

Parking will be well within the 1:3 ratio of seating. Per our 150 person capacity, we will provide 70 +/- parking spaces.

Improvements:

We will be doing renovations to existing structures for our purposes. The current septic system will be replaced with one that can accommodate the expanded capacity requirements.

Season:

Venue will operate seasonally Thursday-Sunday during the months of March-December. If demand exceeds our expectations, we ask for the option to expand operations to winter.

Accommodations:

Accommodations will not be provided initially, however, we plan to use a majority of the large six bedroom house on the property as accommodations for the events held.

Alcohol:

Wedding/event hosts to bring their own alcohol. The venue will require a million dollar Alcohol Insurance Policy be in place, purchased by the host, in order to serve to their guests.

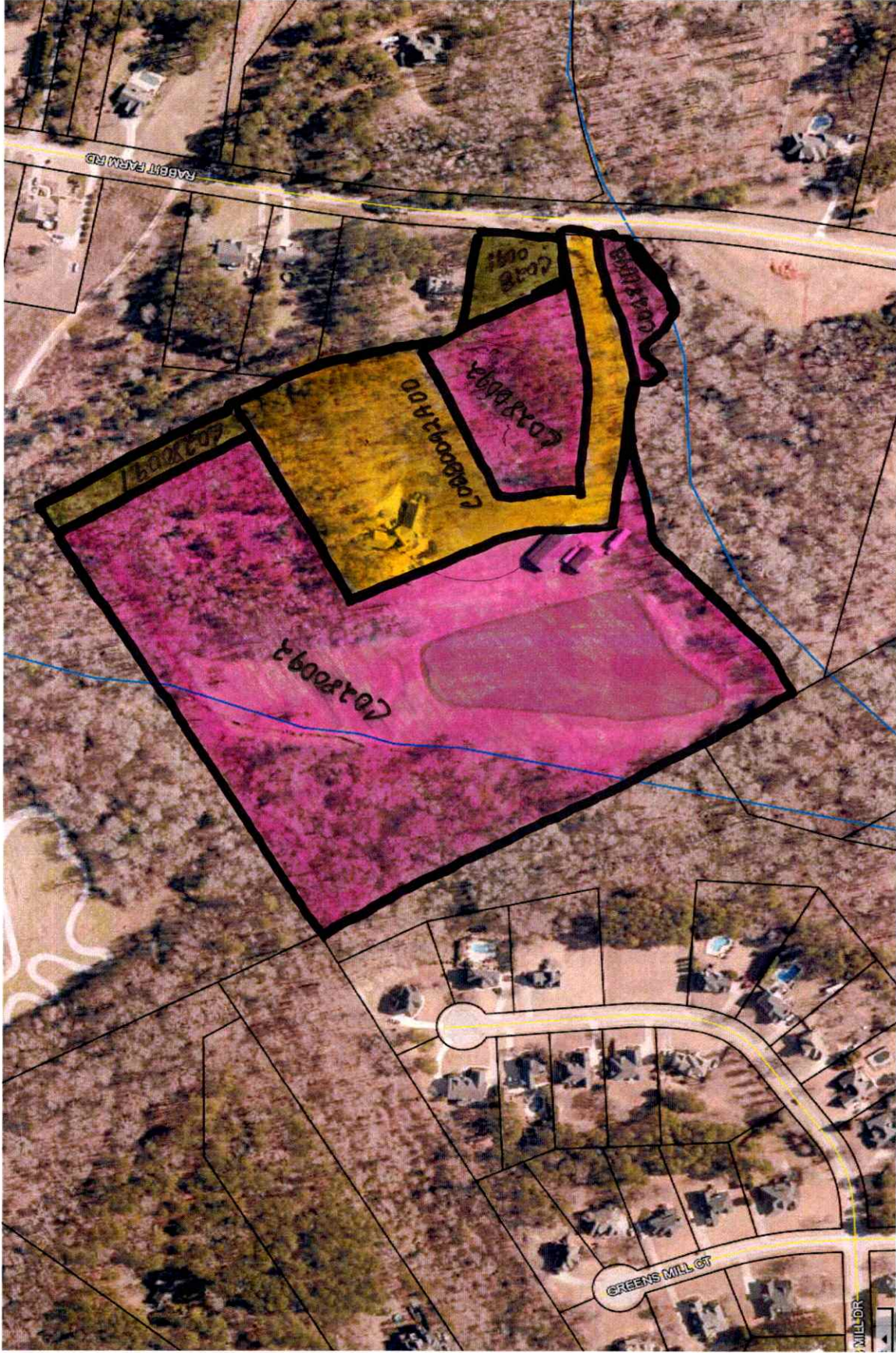
Impact:

The traffic impact should be minimal. Property values should be unaffected by our use. All county ordinances including outdoor noise are enforced and all activities and parking will be out of sight of neighbors.

CU22040002 – 4983 Rabbit Farm Road/Rabbit Farm Road

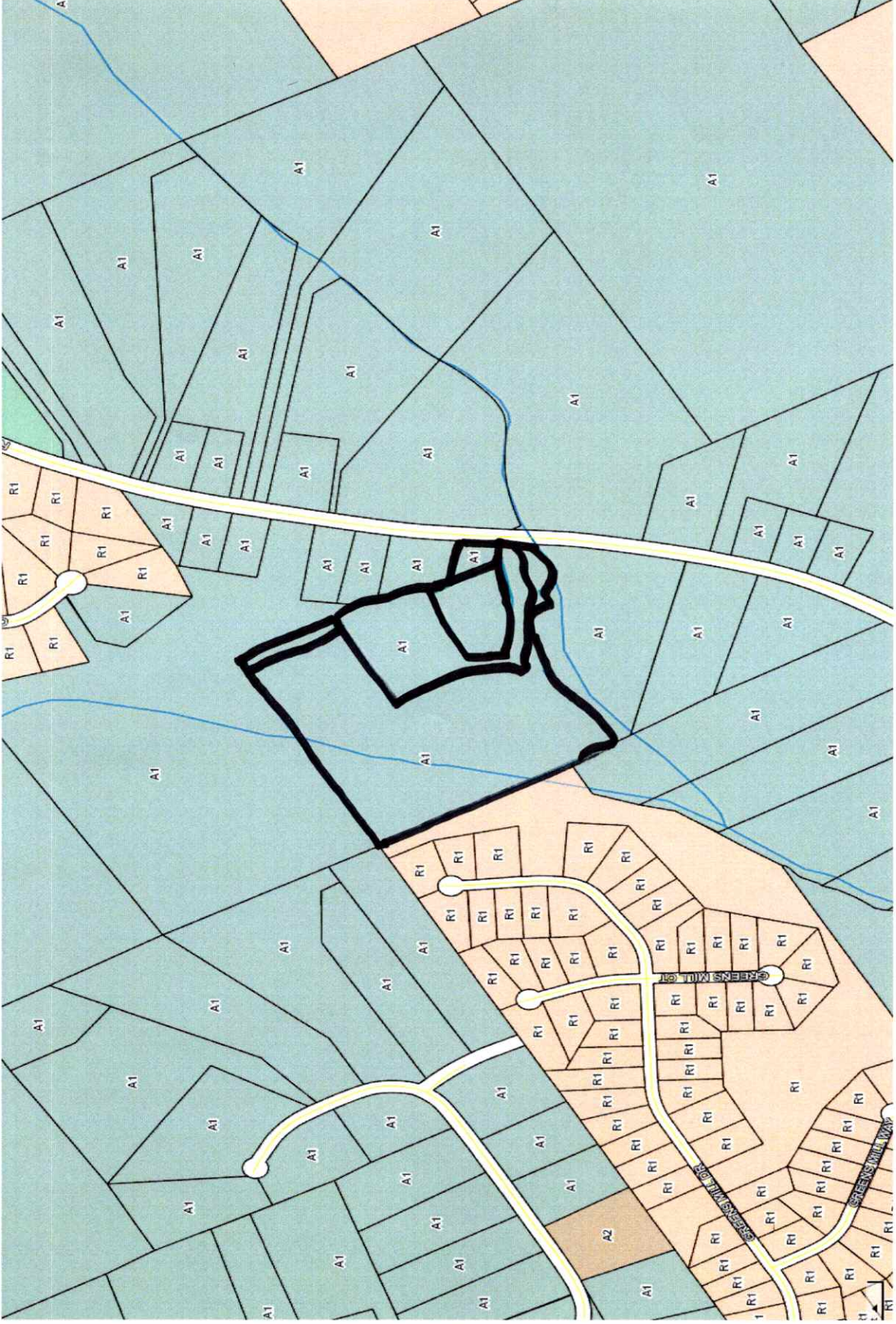


CU22040002 – 4983 Rabbit Farm Road/Rabbit Farm Road



- 20280091 1.76 acres
- 20280092 20.00+ acres
- 20280093 5.00 acres

CU22040002 – 4983 Rabbit Farm Road/Rabbit Farm Road



CU22040002 – 4983 Rabbit Farm Road/Rabbit Farm Road

