



Planning and Development Department Case Information

Case Number: CU23080005

Meeting Dates: Planning Commission 09-07-2023
Board of Commissioners 10-03-2023

Current Zoning: A1

Request: Conditional Use for an event venue and Variance to regulation that an event venue must have direct access to an arterial or collector road.

Address: 5555 Kent Rock Road, Loganville, Georgia 30052

Map Number: C0290022B00

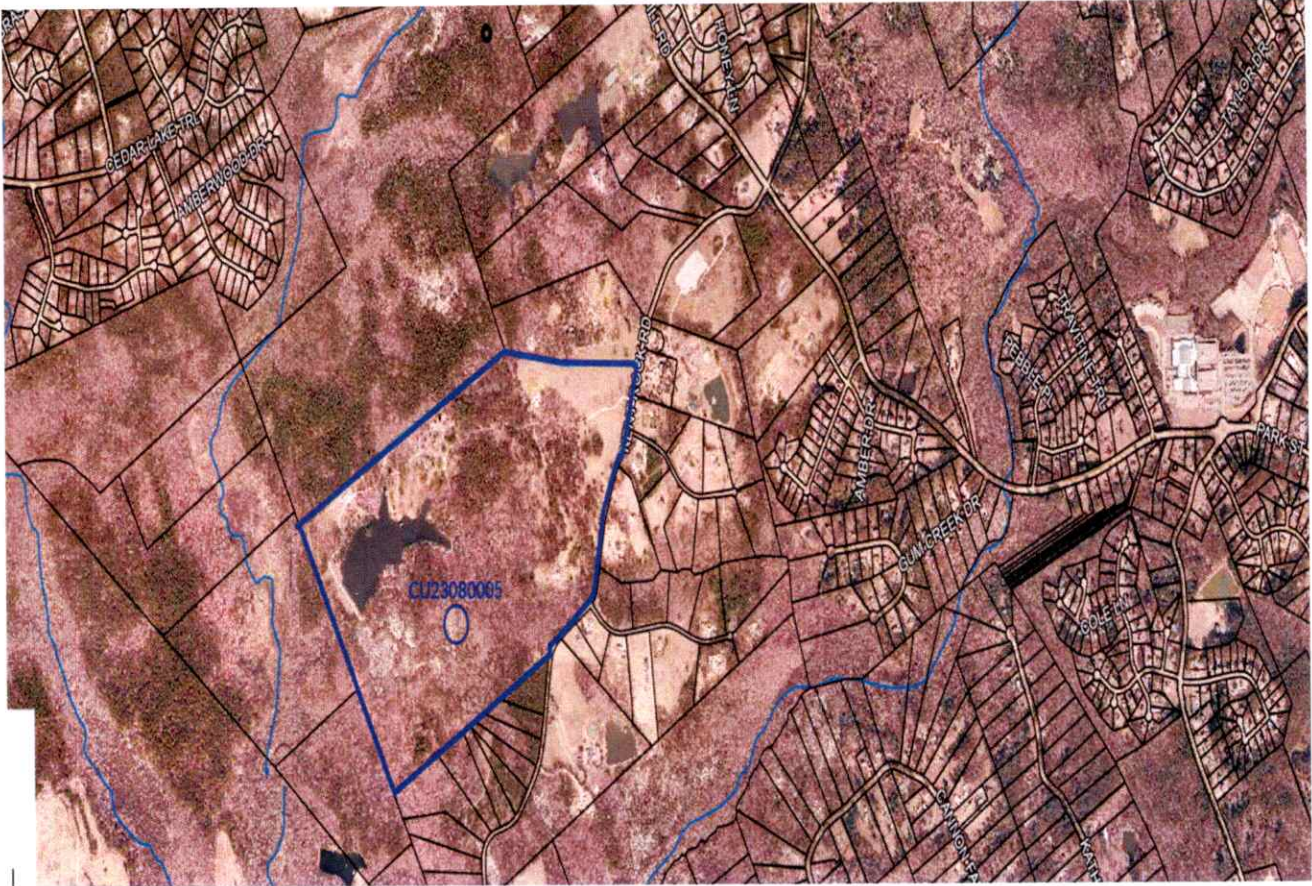
Site Area: 241.64 acres

Character Area: Suburban

District 3: Commissioner – Timmy Shelnett Planning Commission – John Pringle

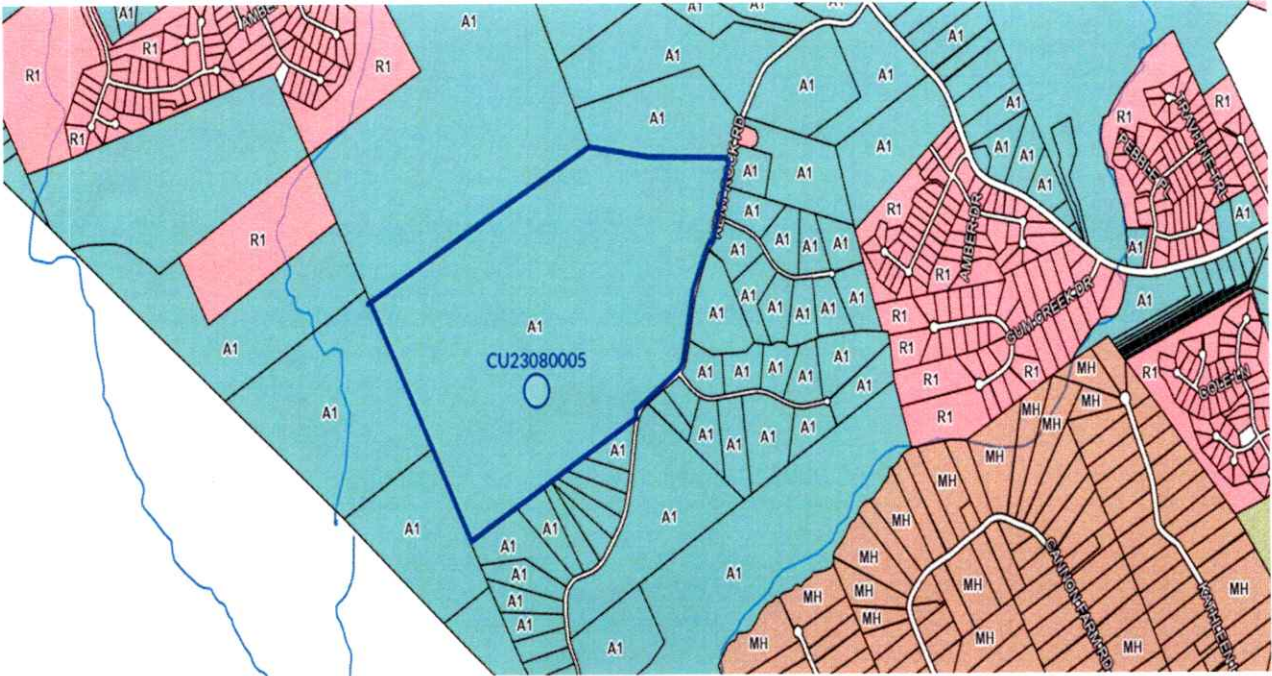
Applicant:
Danielly Farm at Kent Rock LLC
305 Terrell Drive
Cartersville, Georgia 30120

Owner:
Julian H Danielly
Julie Danielly Brideau, Trustee
5555 Kent Rock Road
Loganville, Georgia 30052

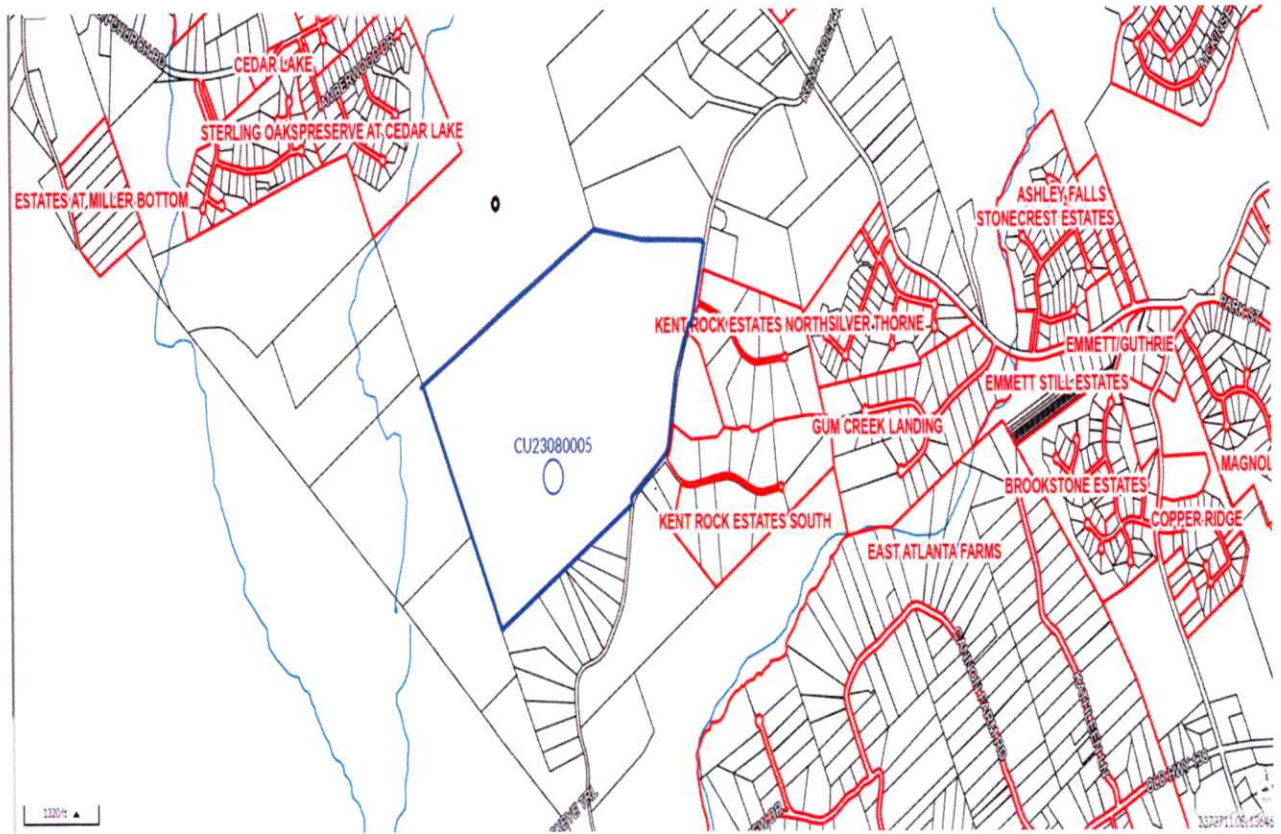


Existing Site Conditions: Property contains 241.64 acres.

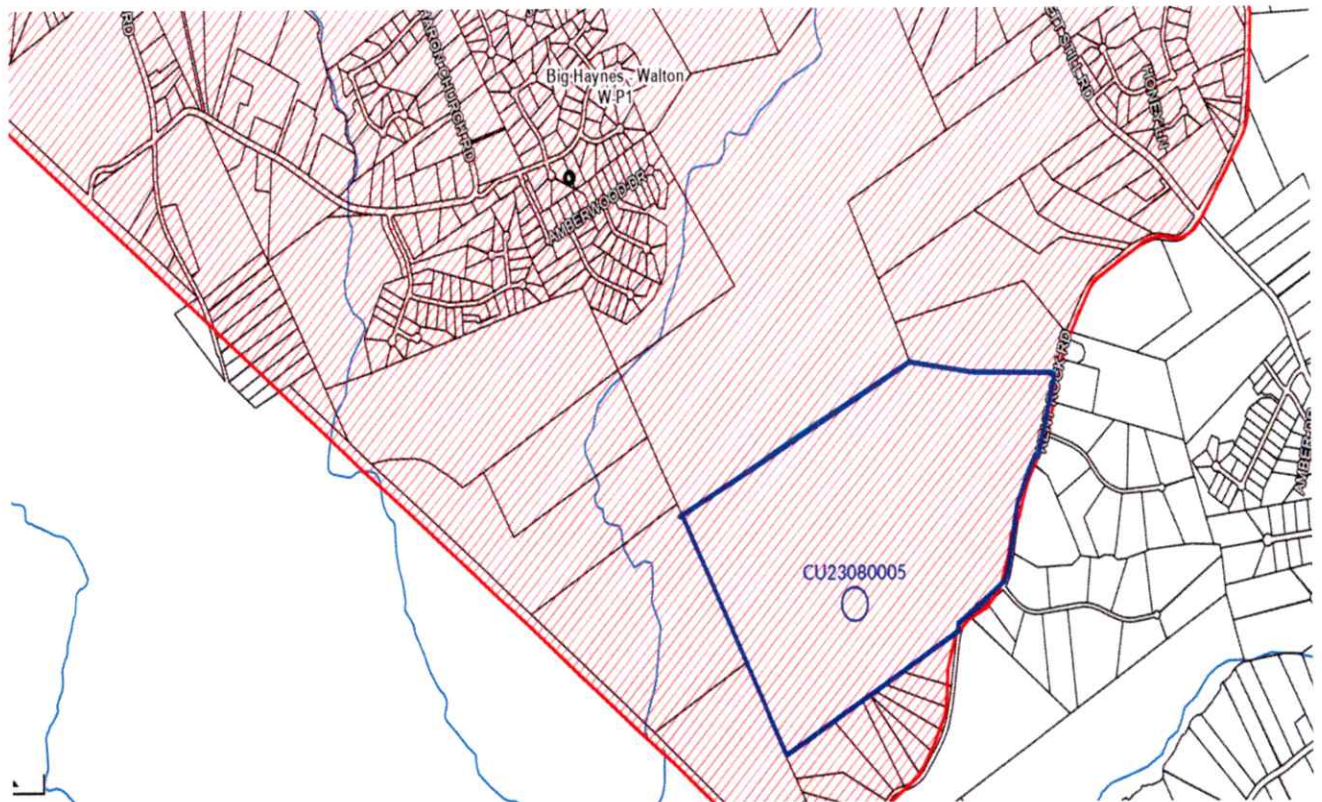
The surrounding properties are zoned A1.



Subdivisions surrounding property:



Property is in the following Watershed (Big Haynes):



Staff Comments/Concerns:

Article 6 Regulations

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.

History: No History

Comments and Recommendations from various Agencies:

There is an existing event venue across from this property on Kent Rock Road that was approved prior to the requirements that these type venues be located off of an existing or arterial road.

Public Works: Public Works recommends that a proper commercial driveway be installed if approved.

Sheriffs' Department: Requesting Conditional Use for an event venue and a variance to regulation that an event venue must have direct access to an arterial or collector road; this alone will not impact the Walton County Sheriff's Office. However, the use of the properties as an Airbnb or VRBO has directly impacted the Walton County Sheriff's

Office by generating calls for service. Specifically, when operating outside the guidelines set forth by Planning and Zoning Department.

Water Authority: This property is not currently served by the WCWD.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. If overnight guests are allowed this would be classified as a Lodging and Rooming House and shall comply with Chapter 26 in the Life Safety Code. This can include but not be limited to an automatic fire sprinkler system throughout the facility. With an occupant load 300 people or 100 with Alcohol, the facility would be required to have an automatic fire sprinkler system. Fire hydrant shall be installed a minimum of 500' from any structure built on the property. Shall install a fire access road to the facility.

Fire Department Review: Due to wood frame construction life safety is a concern should any fire occur. Driveway is extended and no fire hydrant present within 500', water supply for suppression activities would be delayed at best utilizing a tanker truck for suppression.

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

DOT Comments: Will not need to coordinate with Georgia DOT.

PC ACTION 9/7/2023:

CU23080005-Conditional Use on 241.64 acres for an event venue & Variance to regulation that venue be on an arterial or collector road-Applicant: Danielly Farm at Kent Rock LLC-Owner: Julian H Danielly/Julie Danielly Brideau, Trustee-Property located at 5555 Kent Rock Rd-Map/Parcel C0290022B00-District 3.

Presentation: Doug Sherrill, Land Development Specialist, represented the case. The property is 241 acres and is currently owned by a Trust. A family member would like to purchase the property because this could be a viable business on the site. The interior road is paved and there is a 6,000-7,000 sq. ft. timber framed residence. This property would be used for upscale weddings and family reunions and other gatherings. There is also an existing lake on the property. They are planning to be more than 50 ft from the property lines. They will keep the remaining vegetative buffer and will maintain that. They would like to put in a dry well on the lake for fire protection and a hydrant to protect the facility. He also stated that the Fire Department recommended that the

driveway be extended, and a fire hydrant be put on the property, and they have no problem with that. Public Works also recommended that a commercial driveway be installed, and they have no problem with that. Keith Prather asked how many structures were on the property and Mr. Sherrill stated that there is another home on a 15-acre parcel, but it has been surveyed out. Mr. Sherrill also stated that other structures are barns. There is a 6,000 sq. ft house and another house on the property.

Speaking: No one

Recommendation: John Pringle made a motion to recommend denial due to the venue not being on an arterial or collector road with a second by Pete Myers. The motion carried unanimously.

Conditional Use Application # CU 23080005

Planning Comm. Meeting Date 9-7-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 10-3-2023 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 C0290022B00

Applicant Name/Address/Phone #

Danielly Farm at Kent Rock, LLC

305 Terrell Drive

Cartersville, GA 30120

E-mail: kbrideau@bellsouth.net

Phone # 404-435-4507

Property Owner Name/Address/Phone

Julian H. Danielly
Julie Danielly Brideau, Trustee

5555 Kent Rock Road

Loganville, GA 30052

(If more than one owner, attach Exhibit "A")

Phone # 404-435-4507

Location 5555 Kent Rock Road Present Zoning A1 Acreage 241.64

Existing Use of Property: Residential

Existing Structures: 3 houses + Barn + Lean-to Shed

Property is serviced by:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: _____

Proposing a 5,000 sq.ft. event center on a 241.64 acre private estate.

We are requesting a variance since Kent Rock Road is not a collector or arterial road.

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 Julie Danielly Brideau Trustee Date 8/1/23 Fee \$350.00 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 A1

Comprehensive Land Use: Suburban

Commission District: 3-Timmy Shelsett Watershed: Big Haynes - Walton W-P1

I hereby withdraw the above application

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: DANIELLY FARM AT KENT ROCK, LLC
Address: 305 TERRELL DR, CARTERSVILLE, GA
30120
Telephone: (404) 435-4507
Location of Property: 5555 KENT ROCK ROAD
LOGANVILLE, GA 30052
Map Parcel Number: C0290022B00

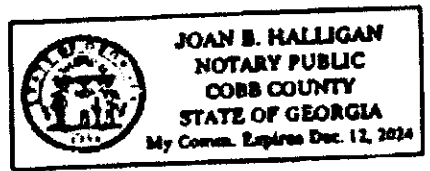
Current Zoning: A1 Requested Zoning: A1

Julie Danielly Bidaux Trustee
Property Owner Signature Property Owner Signature

Print Name: JULIE DANIELLY BRIDEAU, TRUSTEE, JULIAN H. DANIELLY
MARITAL TRUST
Address: 305 TERRELL DR, CARTERSVILLE, GA 30120
Address
Phone #: (404) 435-4507 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

Joan B. Halligan 7/30/2023
Notary Public Date



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 proposed venue will be located more than 100 ft. from any property line with the exception of some parking located within 75 ft. of adjoining property lines. The property will have a 50 ft. undisturbed vegetative buffer from all property lines. This site consist of over 240 acres.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

The proposed venue will utilize existing roads within the parcel and no traffic will be stored on any public streets adjacent to the property.

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 existing entrance is adequate for commercial use and there will be no off street parking along public rights of way.

4. Public facilities and utilities are capable of adequately serving the proposed use.

Utilities will be privately maintained and consist of a well and septic system. Electric sulpply already exist on the property.

5. The proposed use will not adversely affect the level of property values or general character of the area.

The proposed use will be consistant with the surrounding properties. The proposed location within the 246 acre tract will not be visible from any adjoining property. This location will serve the community best as an event center.

Letter of Intent

RE: Danielly Farm at Kent Rock, LLC
Event Facility

The intent of the proposed facility is to offer an upscale event venue for weddings, corporate and charitable events, holiday parties, family reunions, and other similar events. The proposed facility will host up to 300 people for indoor or outdoor events. The existing 3 bedroom 2 bath cabin and 5 bedroom 3 bath home will be offered as additional accessories to booked events (e.g., bridal party overnight accommodations the night before wedding or out of town wedding guests).

For indoor events, we propose to build a heated and airconditioned venue with a prep kitchen for caterer use (caterers will prepare food in their facilities and transport to the site, so no stove will be required), adequate restroom facilities for 300, and an upstairs bunk room and bridal suite with a restroom. The facility will be accessible via the existing paved drive coming off Kent Rock Road and will be approximately 0.75 miles back into the property.

Outdoor event space can be open or tented in the backyard of the main house. If needed, portable restroom facilities will be rented for outdoor events.

Most events are expected to fall on weekends, but other weekdays will be offered. Friday and Saturday events will be completed no later than 12 AM and Sunday through Thursday events will be completed by 10 PM. All outside noise will end by 10:00pm for any booked event.

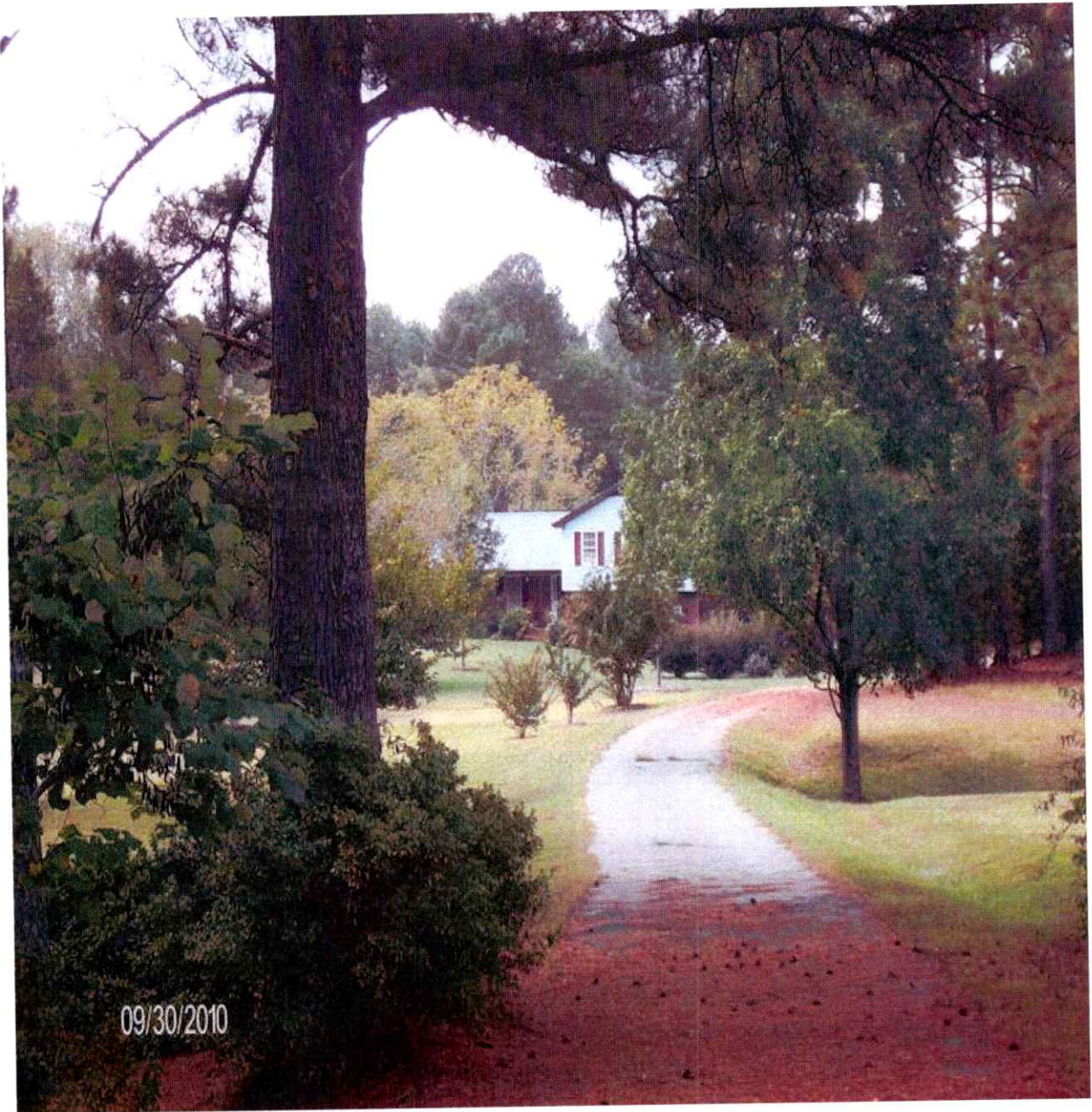
Thank you,
Julie Danielly Brideau
Danielly Farm at Kent Rock, LLC



09/30/2010



09/30/2010



09/30/2010