



## Planning and Development Department Case Information

Case Number: CU23010025

Meeting Dates: Planning Commission 03-02-2023  
Board of Commissioners 04-04-2023

Current Zoning: A1

Request: Conditional Use for an event facility and summer day camp

Address: 4720 Jacks Creek Road

Map Number: C1780018B00 & C1780018

Site Area: 20.00 acres & 41.16 acres

Character Area: Rural Residential & Agriculture

District 4: Commissioner – Lee Bradford      Planning Commission – Brad Bettis

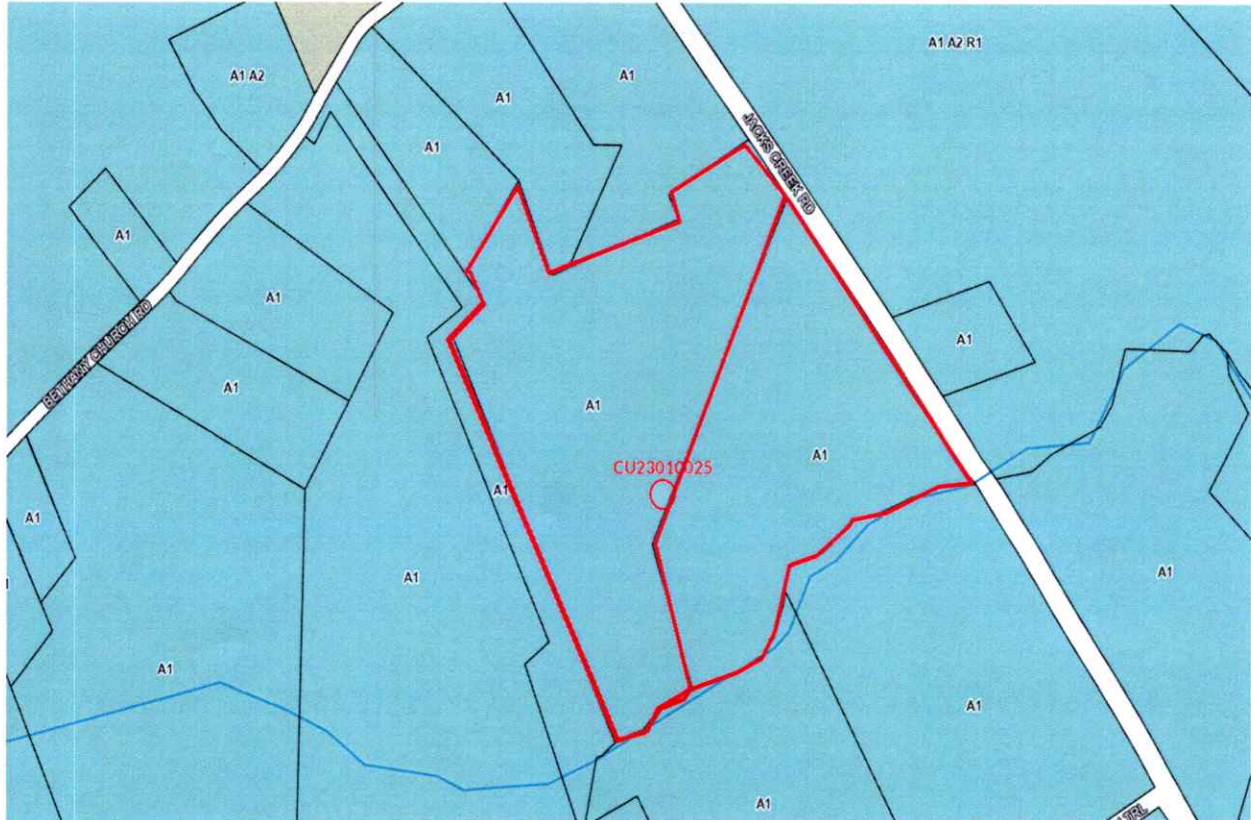
Applicant:  
Chris McGee  
2129 Ike Stone Road  
Monroe, Georgia 30656

Owner:  
Heartland Farms Event Center LLC  
4720 Jacks Creek Road  
Monroe, Georgia 30655



Existing Site Conditions: Parcel #C1780018B00 consists of 20.00 acres and contains a house, horse stables & carriage house and is located on a minor collector road. Parcel #C1780018 contains 41.16 acres and is vacant land.

The surrounding properties are zoned A1, A2 and R1.



## **Staff Comments/Concerns**

### **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:**

**Public Works: Public Works recommends a commercial driveway be installed for safe ingress and egress at location.**

**Sheriffs' Department: This case will have no impact on the Sheriff's Office.**

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

**City of Monroe: The City of Monroe has no comments for this property.**

**Fire Department/Fire Marshall:**

**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.**

**Fire Hydrant shall be located within 500'ft**

**If interior spaces are provided, they shall meet commercial fire codes relating.**

**ADA access of restroom shall be maintained outside for access.**

**Fire Department Review**

**Facility will affect the responding units in more call volume and possible rescue due to anticipated attendance during events.**

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

**Development Inspector:** No comment received

**DOT Comments:** No coordination needed.

**PC ACTION 3/2/2023:**

1. **Conditional Use CU23010025 – Event Venue on 61.16 acres – Applicant: Chris McGee/Owner: Heartland Farms Event Center LLC -Property located on 4720 Jacks Creek Rd-Map/Parcel C1780018B00&18 – District 4.**

**Presentation:** Chris & Alicia McGee represented the case. They purchased this property in December 2022 to have an event facility. The place has horses and they would like to have events at the property like weddings, birthday parties, church outings, Christian day camp. There should be no more than 8 to 10 children. They would like to do farming on 20 acres and grow vegetables and bring new things to the community. They live in Gratis and have 2 green houses.

Brad Bettis asked about parking and would it be adjacent to the garage and Mr. McGee stated that the parking would be on the other side of the property. Josh Ferguson asked would day care fall under the conditional use. Mr. McGee advised that they would not be doing a daycare. Mr. McGee advised that it would be for teacher workday and spring break where parents would not have daycare. The camps would not be for the whole summer, just on the days that the children would be out of school. Brad Bettis asked would the bathroom be behind the facility and Mr. McGee stated that it would. He also asked about a commercial driveway and Mr. McGee stated that he would be doing asphalt 125 ft back. There is an entrance and exit on the property so this would not interfere with people coming and leaving.

**Speaking:** No opposition

**Recommendation:** Brad Bettis made a motion to recommend approval as submitted with staff comments with a second by John Pringle. The motion carried unanimously.

# Conditional Use Application # CU23010025

Planning Comm. Meeting Date 03-02-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 04-04-2023 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** C1780018B00 & 18B

**Applicant Name/Address/Phone #**

Chris McGee

2129 Ike Stone Rd

Monroe, GA 30656

E-mail: chris.mcgee@landstarmail.com

Phone # 678-283-5221

Location 4720 Jacks Creek Rd.

Existing Use of Property: Agriculture

Existing Structures: house, horse stables, carriage house

Property is serviced by:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ Well:

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: events (See letter)

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.

Chris McGee  
Signature

1-26-23 \$ 350.00  
Date

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 A1A2R1 South A1

Comprehensive Land Use: Rural Residential & Agriculture East A1 West A1

Commission District: 4-Bradford Watershed: /

I hereby withdraw the above application \_\_\_\_\_ 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.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
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.
4. Public facilities and utilities are capable of adequately serving the proposed use.
5. The proposed use will not adversely affect the level of property values or general character of the area.

(See attached Responses)

# Standard Review Questions

1. There is a fence along the front of the property with gated entry and fences within the property around the proposed event venue. There are mature trees and woods that surround the whole property creating a buffer zone, providing insulation to minimize sound travel and screening of outdoor activities to protect adjacent properties from noise or other disturbances. It is approximately 1,200 feet to the nearest residence from the proposed event venue. We do not anticipate any electrical disturbances, but if a concern arises, we will consult Walton EMC.
2. The site has direct access to a collector or arterial road.
3. Parking will be located adjacent to the farmhouse cottage in a designated parking area with parking capacity of 121 regular parking spaces and 8 handicap parking spaces in close proximity to the event venue. All parking spaces have dimensions of 8' x 16'. Total parking area ~ 1.78 acres.
4. We will be installing an outdoor restroom facility with an ADA compliant stall and a baby changing station, and there will be wall mounted HVAC ductless systems installed. We will put in an additional meter for the bathroom facility. We plan on erecting a 40' x 60' pavilion for people to use in case of rain or for relief from the heat/glare from the sun. Currently, there is a 1,000-gallon septic tank onsite which allows for 60 people at an event based on regulatory standards from the Walton County Environmental Health department. We will be obtaining a level 3 soil report from a state certified soil classifier and apply for a septic permit to upgrade our system prior to holding larger events to ensure proper waste disposal.
5. We will be offering services to this community that are not currently present, thus adding value to the property. The 20-acre parcel has forested areas and landscaping to help maintain the character of the area and offer visual buffers to outdoor activities and to help minimize noise disturbances.

Heartland Farms, LLC  
4720 Jacks Creek Road  
Monroe, GA 30655

Zone: A1  
Landlot/District: 218/3  
Parcel: C1780018B00  
Tax District: District 04 Walton County

January 22, 2023

Re: Conditional Use Permit for Outdoor Recreation Facilities

Dear Planning Commission Members:

We are requesting a conditional use permit for outdoor recreational facilities for the above listed parcel. We propose to utilize the outdoor area around the farmhouse cottage as an event venue with potential uses including but not limited to: anniversary parties, baby showers, birthday parties, corporate events, day camp for children, family reunions, fundraisers, graduation parties and weddings.

This parcel is a 20-acre property with gated entry and fencing along the front of the property as well as within the property around the proposed event venue. Forested areas and landscaping help maintain the character of the area offering visual buffers to outdoor activities and to help minimize noise disturbances. The nearest residence is approximately 1,200 feet from the proposed event venue. As part of our proposal, we will be installing an outdoor restroom facility with an ADA compliant stall and baby changing station and a pavilion for people to use in case of rain or for relief from the heat.

We met with our neighbors surrounding the parcel of land, including Richard Anderson, Mindy Murphy (James Sims' daughter), Harold and Jacqueline Cape and Kenneth and Connie Bailey to discuss our proposal to obtain a conditional use permit for the parcel on Saturday, Jan 21, 2023 and met no opposition.

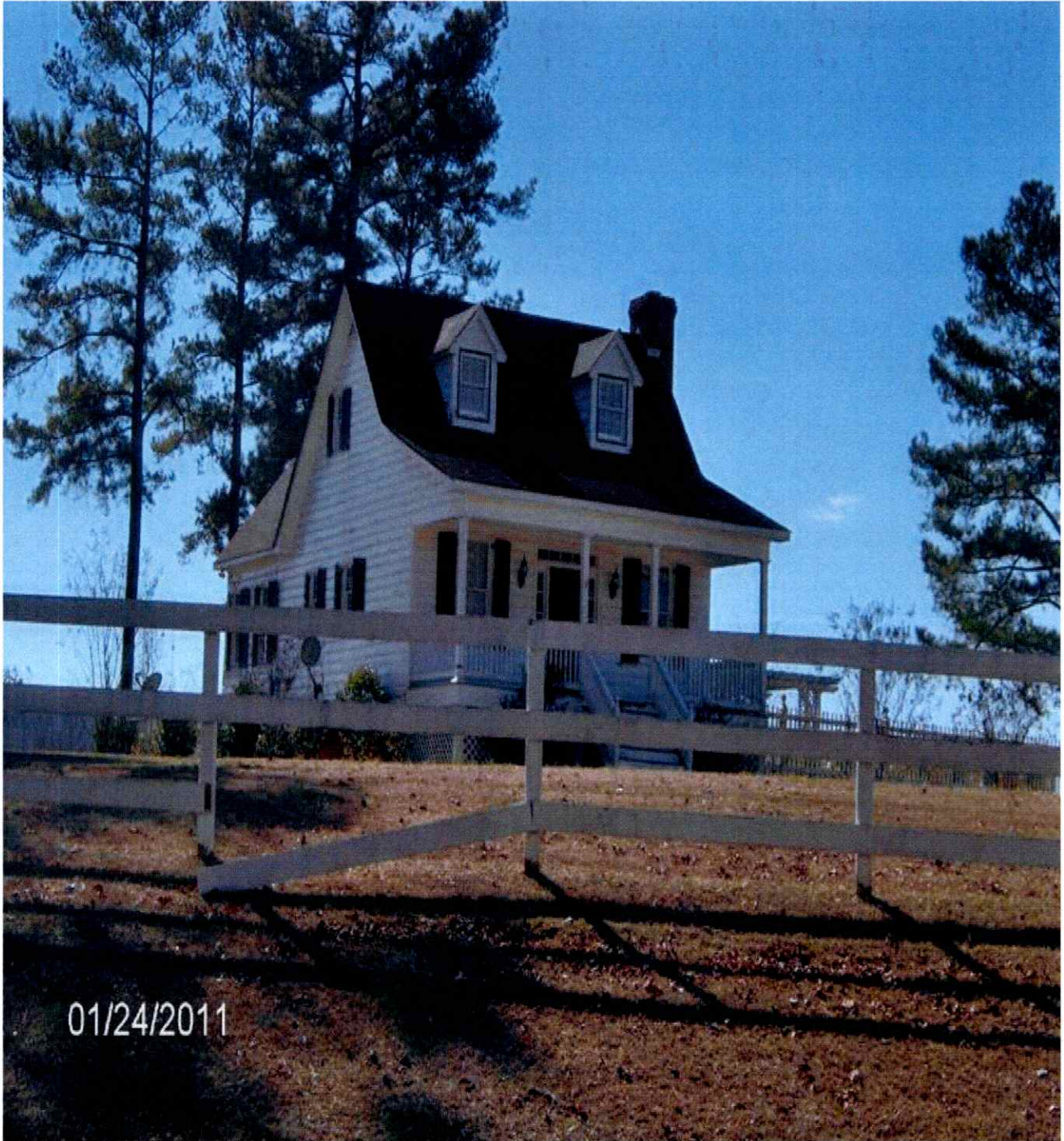
We appreciate your time and consideration of our proposal and look forward to discussing it with you further at the meeting.

Kind regards,



Chris McGee





01/24/2011

# Aerial Views

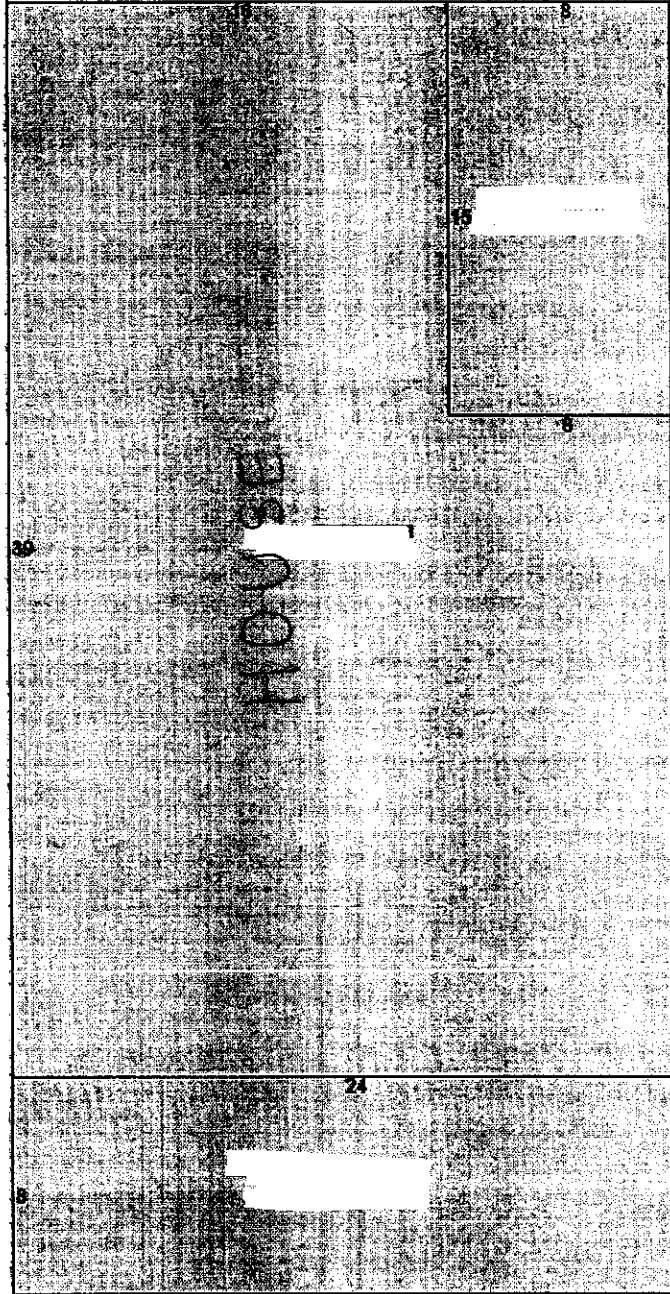


29

Bathroom

Bathroom

Storage



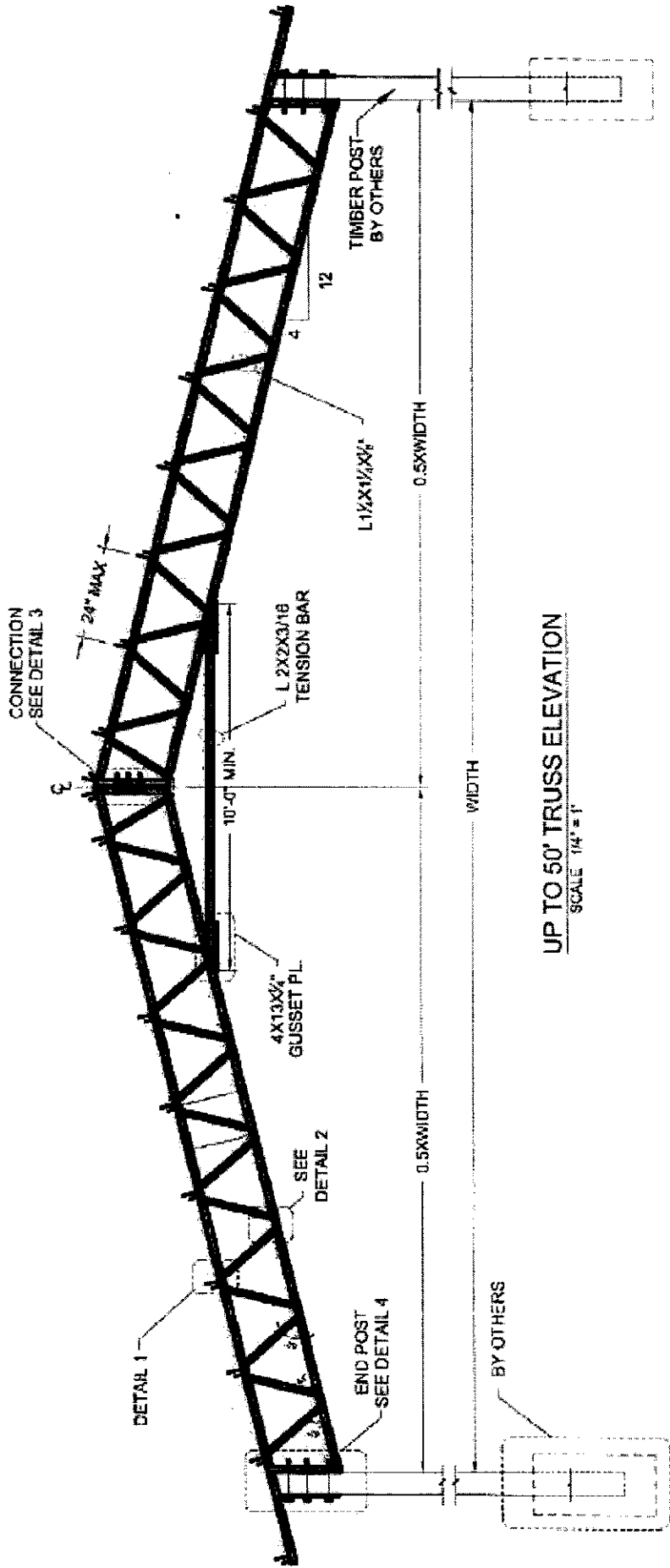
60

PAVILION

40



Rendering of Pavilion  
will match the color scheme of the  
existing farmhouse cottage in black + white



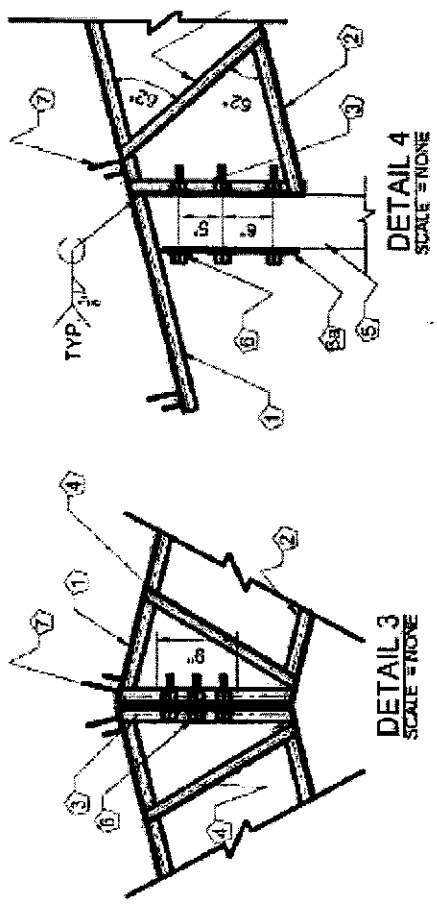
**UP TO 50' TRUSS ELEVATION**  
SCALE 1/4" = 1'

**NOTES:**  
MAXIMUM TRUSS SPACING SHALL BE 8' O.C.

FRAMING	
1	L 2X2X3/16"
2	L 2X2X3/16"
3	L 2X2X3/16"
4	L 1 1/4X1 1/4X1/8"
5	6X6 P. T. WOOD POST
6	3-5/8" Ø A325
7	BRACKET
8	10" Ø X40" FND.
9	# 5 BAR 12" LONG

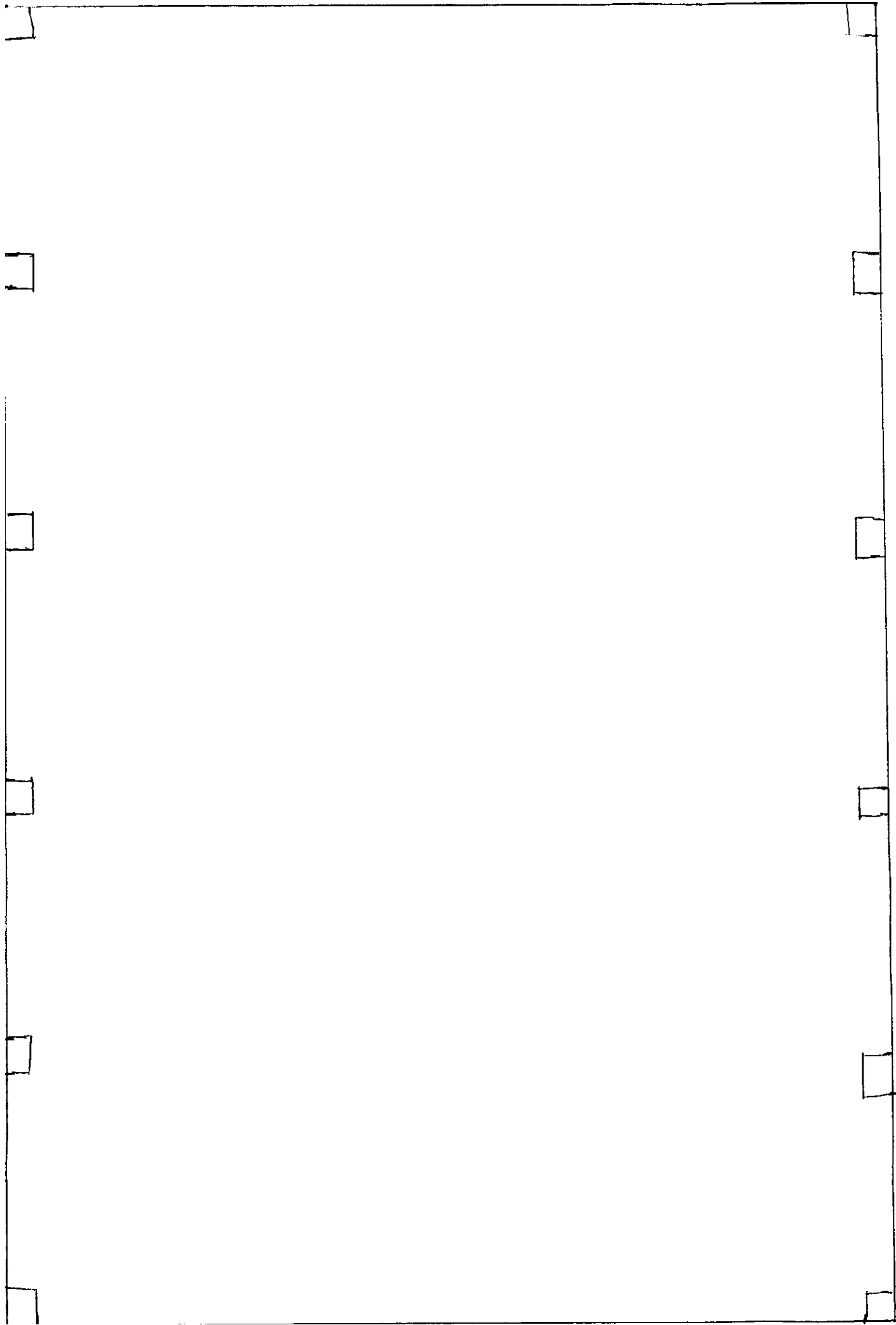
**DESIGN CRITERIA**  
 1. WIND LOAD = 150 MPH  
 2. LIVE LOAD = 10 PSF  
 3. DEAD LOAD = 5 PSF  
 4. SNOW LOAD = 0 PSF  
 5. CONCRETE FC = 3500 PSI

**GENERAL NOTES**  
 A. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," NINTH EDITION.  
 B. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION " FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" (LATEST EDITION).  
 C. ALL STRUCTURAL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRENGTHS, SHALL BE HOT DIP GALVANIZED PER PER SABS 934 AT GROUND FLOOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 STRUCTURAL TUBING Fy = 46KSI  
 ALL OTHER Fy = 36KSI



**DETAIL 3**  
SCALE = NONE

**DETAIL 4**  
SCALE = NONE



Pavilion 40 x 60

## **Pavilion Facility**

2" square tube trusses with web

The trusses carry a 115 mph wind load, a 10 PSF snow load, and they will not twist and warp like angle iron trusses.

29-gauge rib roofing black metal

8 x 8 posts

2 x 6 roof purlins, pressure-treated

Ridge cap & metal screws with rubber seals

Gable ends to match bathroom exterior color (white)

## **Bathroom facilities**

Exterior Hardie board (painted white to match pavilion)

Interior Hardie board (painted white)

Floor concrete (painted gray)

Roof 29-gauge rib roofing black metal (to match pavilion)

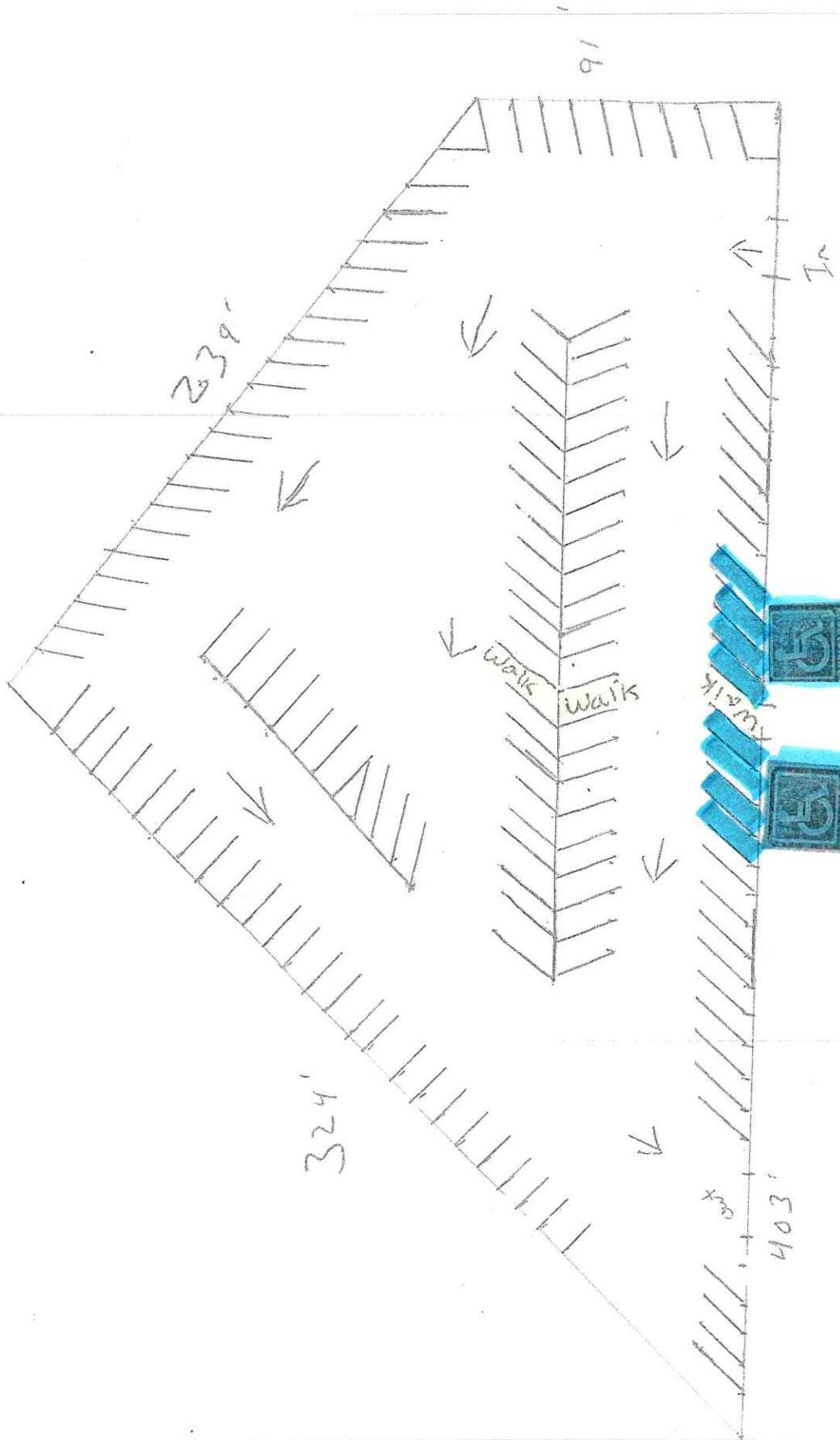
ADA compliant stalls and sinks

Regular stalls

Baby changing station in each bathroom

Motion-sensor paper towel dispensers in each bathroom





All 8' x 16'  
 121 Regular  
 8 handicap

walkway  
 handicap



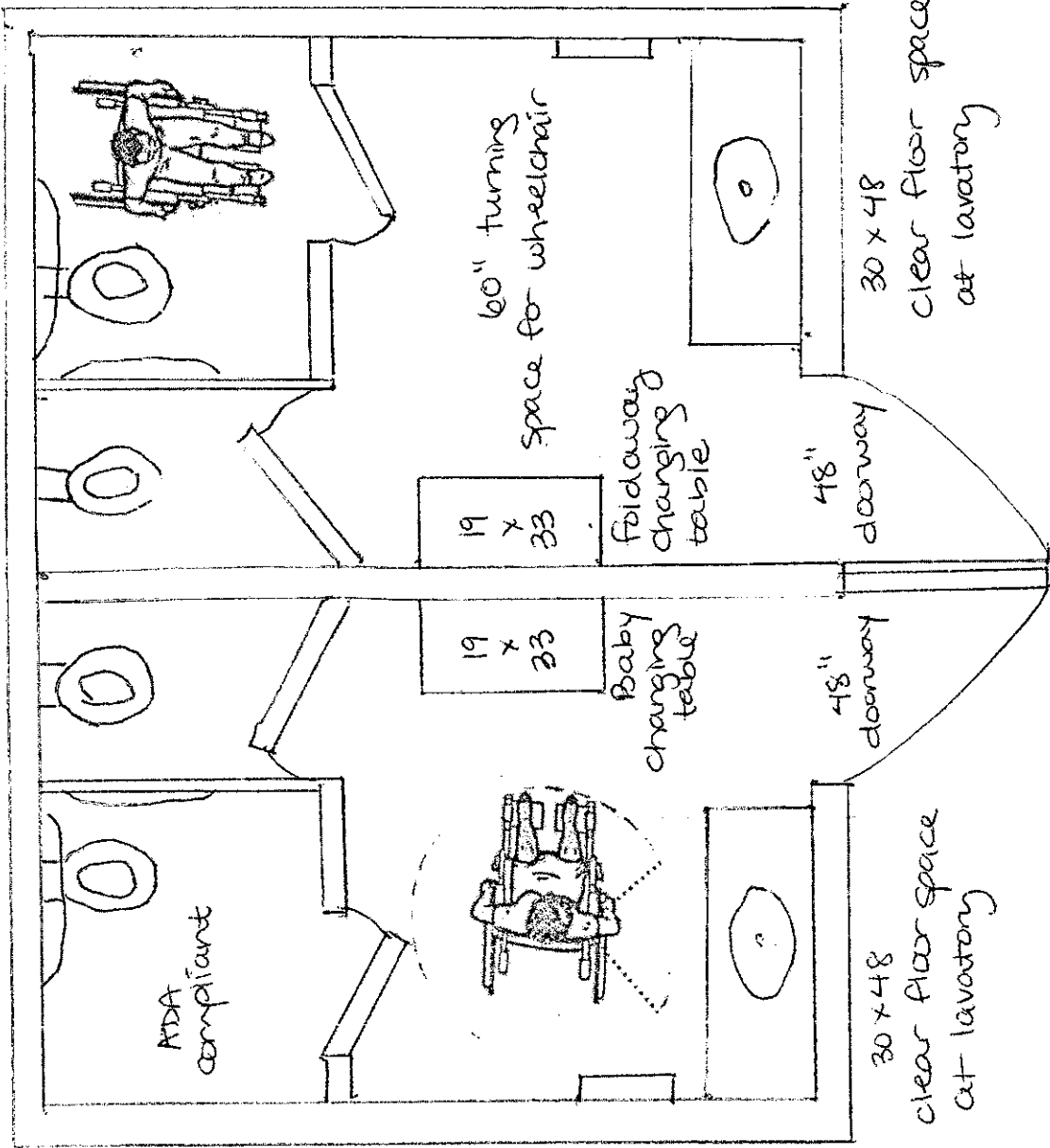
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56 x 60 ADA compliant

30 x 48

30 x 48

56 x 60



grab bars beside and behind toilet

automatic paper towel dispenser

automatic paper towel dispenser

30 x 48 clear floor space at lavatory

30 x 48 clear floor space at lavatory