



## Planning and Development Department Case Information

Case Number: ZCU21030026

Meeting Dates: Planning Commission 07-07-2022  
Board of Commissioners 08-02-2022

Current Zoning: A1 & R1

Request: Rezone to A with Conditional Use for animal rescue and events.

Addresses: 4931, 5021 Center Hill Church Road/Rabbit Farm Road

Map Numbers: C0290080 and C0290078

Site Area: 92.88 acres

Character Area: Suburban

District 2: Commissioner – Mark Banks

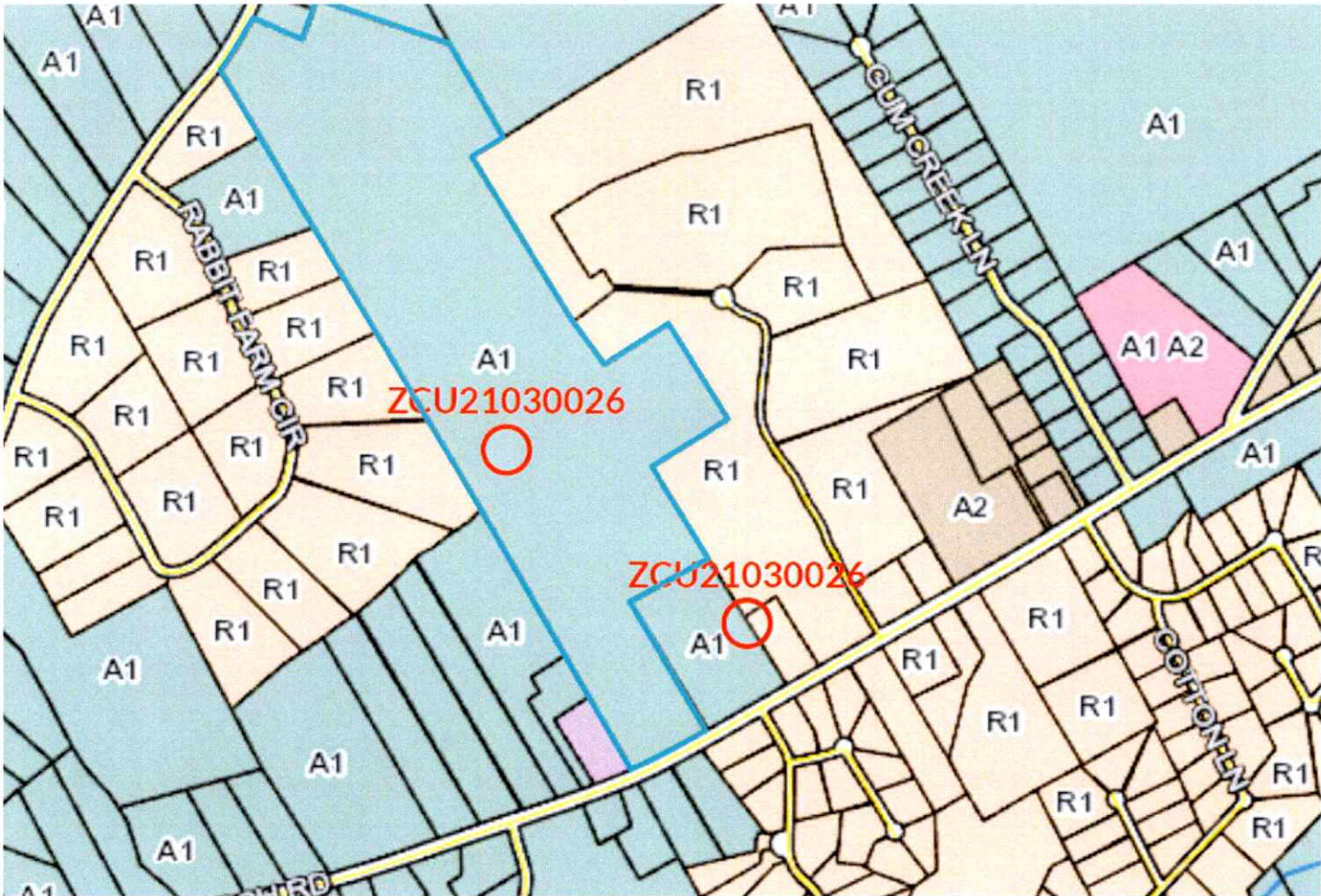
Planning Commission – Pete Myers

Applicant/Owner:  
Lisa McNair Hargrove  
5021 Center Hill Church Road  
Loganville, Georgia 30052



Existing Site Conditions: This request involves 2 subject properties: C0290080 - 2.00 acres which contains a single family residence and is currently zoned R1 and C0290078 - 90.88 acres currently zoned A1. Both properties are owned by Ms. Lisa McNair. Ms. Hargrove advised that over the years she has had birthday parties and similar uses for friends at her property and that she maintains many animals on the 90.88 acres.

The surrounding properties are zoned A1 & R1 with several single family residential subdivisions in the area. The property immediately to the west off Center Hill Church Road was zoned to B3 in 2018 for a paint & body shop.



Animal Rescue is allowed by right in the A zoning.

(Although this is not a kennel, it would comply with the setbacks of a kennel)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district.

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.

## **Staff Comments/Concerns:**

**The initial application included a portion of the property to the west of the 2.00 acre parcel which would have combined the two parcels for access; however the purchase of this approximate 5 acres has been suspended. Due to this failed purchase, the lots are not contiguous. The department is unsure how Ms. McNair plans to get the animals**

**from the 90.99 acres to the 2.00 acres where the visitors are, or vice versa. A request has been made to provide a site plan showing all activities but has not been received.**

**Should the board approve the rezone/conditional use; department would recommend property be conditioned to only those uses as requested.**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a commercial driveway.

**Sheriffs' Department:** Will not impact the Walton County Sheriff's Office.

**Water Authority:** This area is served by an existing 8" diameter water main along Centerhill Church Road. (static pressure: 75 psi, Estimated fire flow available: 1,450 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** Increased EMS response with injuries from bounce houses. Access for emergency vehicles on back side of property noted. No fire code specialist comments provided that they only use the property and no buildings shall be used for education or open to the public.

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

**Development Inspector:** No comment received.

**DOT Comments:** Will not require GDOT coordination.

**Archaeological Information:** No comment received.

## **PC ACTION 7/7/2022:**

1. Rezone/Conditional Use ZCU21030026 – Rezone property to A for animal rescue & Conditional Use for an event facility-Applicant/Owner: Lisa McNair- Property located at 4931 & 5021 Center Hill Church Rd/ Rabbit Farm Rd- Parcels C00290080 and 0078-District 2.

**Presentation:** Lisa McNair represented the case and first thanked the Board for hearing her case. Ms. McNair then stated that she wants to rezone her property from RI to A for animal rescue. She would like kids to come and be able to walk thru the property. She is not trying to commercialize the property. This is just a family friendly atmosphere where kids can come to play. No alcohol, drugs or violence are allowed on the property. Pete Myers asked if the events would be on both parcels. Lisa McNair stated yes. There is a 3-acre pond on the 90 acres with a pasture where kids can go fishing. There is wooded area where the children can go horseback riding, and the front area can be used for birthday parties. Pete Myers asked if the two tracts joined and Ms. McNair said that she would like for it to join but they have not come to an agreement with the neighbor. Ms. McNair stated that the 90-acre tract is also accessible to 5040 Rabbit Farm Road. Brad Bettis asked about the house on the 2-acre tract and asked if anyone lived there. Ms. McNair stated that there is a three bedroom home and it not used as a permanent residence. She stated that she is a real estate agent and if people come to town to look for property and have nowhere to say then they can stay at this house. Ms. McNair stated that is not open to the public. Ms. McNair stated she uses the front part for her office. Brad Bettis asked about how many people come to these events at a time and Ms. McNair stated that most have been 20 to 25 but recently had 60 people for a field trip from a local school.

**Speaking:** Tim Thompson said that he is a neighbor and this is just like a Trojan horse disguised as non-profit. He stated that this is open to the public. This place is on facebook and there is advertising. He stated that this place is commercial and has been operating against county codes for years. He stated the entire area is residential and Ms. McNair should have to go to a commercial location. He also wondered about a CDL Class license since she has different types of businesses. He stated that Ms. McNair has a 10-acre parcel that is on commercial land. He stated that he wishes her the best but this is destroying his land value and he also stated that her fence is sitting on his land and needs to be moved. He went on to say that the 2 acres does not even touch the 90-acre tract. He said that the place is very trashy, there are blinking lights at night, and there are porta potties in the yard all the time. He is also concerned if this is in a Stormwater runoff and he said that the events are way too big for the 2-acre tract. He also stated that the parking has spilled on to his land. He also said he is concerned about the disability and the dead animal removal. He stated that it is implied as an animal rescue and he is not sure how dangerous the animals are or if she has an exotic animal license and these animals could be dangerous to the people that live around there.

Brian Crowther spoke and stated that they said that this is an animal sanctuary and this is for children. He believes in children 100% but he stated that this is like a Trojan horse. He said that there are birthday parties and there are porta potties in the front yard. He stated that there are rock walls and bouncing houses and animals in the front yard. He is also concerned about the site issue. He said that this looks

like a miniature fair. He stated that that this is not a good location for this. There is a place for that but not here. He stated that this is an event place whether making money or not that it is an eyesore to the area.

Jeff Monk spoke and stated that he owns Mt Clair Stables in Union Point at Piedmont. He lives off Gum Creek Road. He is concerned about USDA and the property not being evaluated properly. He also stated that this could impact property values. He stated that he drives by when there are birthday parties and there are cars lined up on the right of way and there is safety issues for wide loads.

Tim Hinton, Chairperson, asked if there were any people in attendance that were for this Rezone and asked that they would please stand. There were approximately 26 people who stood in favor.

Dawn Norton spoke and advised that Lisa McNair does have a USDA license and that she works with DNR. She stated that there is a place called WARE in Lithonia and they call her to rehabilitate animals. She does so much for the community. She stated the Walnut Grove School has brought their autistic children there. They may not be able to relate to people but the children can relate to the animals. Ms. Norton stated that churches, boy scouts, schools have held field trips here. There is no blue blinking lights and people are there no later than seven or 8 p.m.

Steve Kester lives in the area and he feels what they do on this property is a positive thing. He said that it is peacefulness and you can take children there to learn about animals and how to care for them. This is positive for the community.

Freda Whiten who lives in walking distance stated that she has lived there 25 years and has been to parties on the 2-acre and the 90-acre tract. She stated that it is run orderly and no noise, there is no odor and not smelly and it is not trashy. She said that on the 90 acres that it is just a little farm. She said that it is a safe sanctuary for children and she has taken her grandson there to experience nature.

Lisa McNair came back for rebuttal. She just wants to have a facility there for the children. There is a porta john and she had more out there when Walton Creative Learning brought out lots of children. Ms. McNair stated that she gets BJ Septic System to pump it on a daily basis and they spray so there is no smell. She stated that she bought four porta potties because King Can was going out of business. These are placed in the back of the 90-acre property. She said as far as blue blinking lights that she has an alarm on the front of the office but does not have blue blinking lights. She said as far as the fence – the fence has not been moved since she bought the property.

Tim Hinton asked if this would be a commercial business and Charna Parker, Director of Walton County Planning & Development stated that it would be commercial agriculture.

Recommendation: Pete Myers made a motion to recommend approval of both parcels to A zoning with a condition that there be a limit to the people on the 2-acre tract to 50 people per event with a second by John Pringle. The motion carried unanimously.

ZCU21030026  
Z21030026

**Rezone Application #** \_\_\_\_\_  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 7-7-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 8-2-2022 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** CD29008D  
CD290078  
**Applicant Name/Address/Phone #** Lisa McNaire Hargrove  
5021 Center Hill Ch Rd.  
Loganville, GA 30052  
**E-mail address:** lmcnaire@bellsouth.net (If more than one owner, attach Exhibit "A")

**Property owner of 4931 & 5021 Center Hill Rd:**  
Lisa Hargrove - 5021 Center Hill Ch. Rd.  
Loganville, Ga. 30052  
**Property Owner Name/Address/Phone**  
~~Jean B. Ezzett (Deceased)~~  
~~4951 Centerhill Church Rd.~~  
~~Loganville, Ga. 30052~~

**Phone #** 678-230-8420 **Phone #** \_\_\_\_\_

**Location:** 4931 Center Hill Church Rd. + 5021 Center Hill Church Rd. **Requested Zoning** A **Acreage** 90.88 + 2.00 + 500  
**Existing Use of Property:** Residential / work - from - home

**Existing Structures:** House + Detached Garage

The purpose of this rezone is Event facility for the enjoyment and enrichment of family entertainment for the community

Property is serviced by the following:  
**Public Water:** \_\_\_\_\_ **Provider:** Walton Co. Water Dept **Well:** \_\_\_\_\_  
**Public Sewer:** \_\_\_\_\_ **Provider:** \_\_\_\_\_ **Septic Tank:**

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.

Lisa McNaire Hargrove 5-16-22 \$ 250.00  
**Signature** **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** RI/A1 **Surrounding Zoning:** North RI South RI  
East RI West A1  
**Comprehensive Land Use:** Suburban **DRI Required?** Y \_\_\_\_\_ N   
**Commission District:** 2-Banks **Watershed:** W-PI Big Haynes - Walton **TMP**

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

Article 4, Part 4, Section 160 Standard Review Questions:

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

Pasture - 2 sides  
Woods - Woods in back

2. The extent to which property values are diminished by the particular zoning restrictions;

- 0 -

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

for kids

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Entertaining / learning for all ages



5. The suitability of the subject property for the zoned purposes; and

not in a subdivision - open  
fields - gives kids a place to go  
and learn - compassion - responsibility  
love -

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

20 + YEARS

**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.

There is a pasture to the left of the property and a pasture/vacant land to the right of the property. The proposed gatherings will not create any of the adverse influences mentioned above.

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

The vehicular traffic will be minimum and will not impact normal traffic patterns.

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.

There will not be any off-street park or loading.

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

Yes, the structure/home located on this parcel is adequate in terms of facilities and utilities.

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

The proposed use is to promote family and community. To provide a family-friendly atmosphere where kids can play, learn and grow in a safe environment.

Camp Carousel is a 501c3 non-profit animal rescue farm. We have a relationship with many organizations throughout the state including AWARE Wildlife Center and local veterinarians that call on us to provide a sanctuary for animals that need a safe place to rehabilitate. After care is provided, an assessment is done and based on the animal's improvement level and needs, they are either returned to their natural habitat or Camp Carousel becomes their forever home.

We partner with other non-profits to facilitate animal therapy and horseback riding with autistic children, provide an outlet for foster children and work with kids and adults alike that have been in abusive relationships or even some that have a terminal illness such as cancer.

Our mission is to give rescue animals a forever home if needed and allow those animals to be loved on by others that also need and want to show love.

Many children have never seen a real live animal besides a dog or a cat. Their only interaction is virtual through their phone or computer. We bring the excitement and learning to life! We are contacted by schools, churches, nursing homes, day cares and individuals that are interested in having their group interact with these amazing animals. In addition to the petting zoo, we also have activities that promote a fun, family atmosphere that is aimed at building relationships and strengthening community. The atmosphere is geared towards children and there is absolutely no smoking and no drinking for the safety of any attendees as well as the animals.

The activities taking place at 4931 Center Hill Church Road in Loganville would include inflatable bounce houses, petting zoo, rock wall and games. These would be private events scheduled in advance (most likely in 2-3 hour increments) so the equipment would be set up and removed as needed – no permanent fixtures or structurally anchored attachments so the appearance of the residence will remain intact.

After extensive research, we have found that there is nothing quite like Camp Carousel that is available in the immediate area or beyond and we would like to provide this service to the community so we are requesting that the Conditional Use be approved.

Thank You in advance for your consideration!

Activities →

Center Hill Church Road

Children events

House

Pasture

Pasture

PARKing

Detached  
GARAGE

Pasture

woods