



ZONING ADMINISTRATION REPORT

1075 E Hiawatha St, Ste A
Metter GA 30439

(912) 685-2835
www.metter-candlercounty.com

CHANGE IN ZONING DESIGNATION FROM: None, Conditional Use Permit
PARCEL NUMBER, SECTION NUMBER 021 001
ADDRESS OF PARCEL 2158 Macwac Lake Rd, Cobbtown GA 30420

APPLICANT:	Baptiste, Connie
OWNER (S):	SAME
LAND AREA:	52 ACRES
PARCEL NUMBER:	021 001
BOC DISTRICT:	3 - Ross
REQUEST:	Conditional Use permit (Section 806) to establish a Bed & Breakfast facility on the property
DATE REQUESTED:	September 9, 2025
APPLICATION #:	CANDLER-2025-5

I. INTRODUCTION

Ms. Baptiste has requested a conditional use permit to establish and operate a Bed & Breakfast facility on the subject property.

Section 402. Schedule of Uses By District, 3.4.b.1 Bed & Breakfast Inn is permitted (C,S) in the AG-3 district subject to a conditional use permit and the provisions of Section 504.3 of the ordinance.

II. BACKGROUND

Ms. Baptiste has submitted an application for conditional use permit as the property owner. The subject business, if approved, would include three on-suite guest rooms (two with full beds, one with queen) which could accommodate up to six (6) guests. The owner intends to operate the business under a pseudonym, The Stay @ Hunter Family Farm, and market to guests who would enjoy farm-to-table meals and agritourism available on site and in Candler County, GA.

III. DESCRIPTION OF SITE/AREA

The subject property is comprised of fifty-two (52) acres located southeastern corner of the intersection of GA Hwy 57 and Macwac Lake Rd. The property is open field in the north with standing tree growth in the south. The property is currently zoned AG-3.

The property is currently abutted on all sides by farmland and/or residential property which is zoned AG-3. GA Hwy 57 is a state highway connector between Cobbtown and Swainsboro and sees commercial, agricultural and personal vehicle traffic.

Table 1. Adjacent Property Zoning & Land Use

Location	Zoning	Existing Land Use	Future Land Use Map
Site	AG-3	Ag/Residential	Agriculture
North Parcel	AG-3	Residential	Forestry
South Parcel	AG-3	Agriculture	Agriculture
East Parcel	AG-3	Agriculture/Residential	Agriculture/Residential
West Parcel	AG-3 (Across 57)	Agriculture	Agriculture

IV. COMPREHENSIVE PLAN (*Refer to future land use map*)

The Candler County joint comprehensive plan (2022-2027), addresses general land use goals on page 84 and states, “Candler County...seek (*sic*) future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and existing high quality of life. It desires balanced growth patterns which maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complimentary of existing uses and scale of development.”

The plan identifies a number of land use goals:

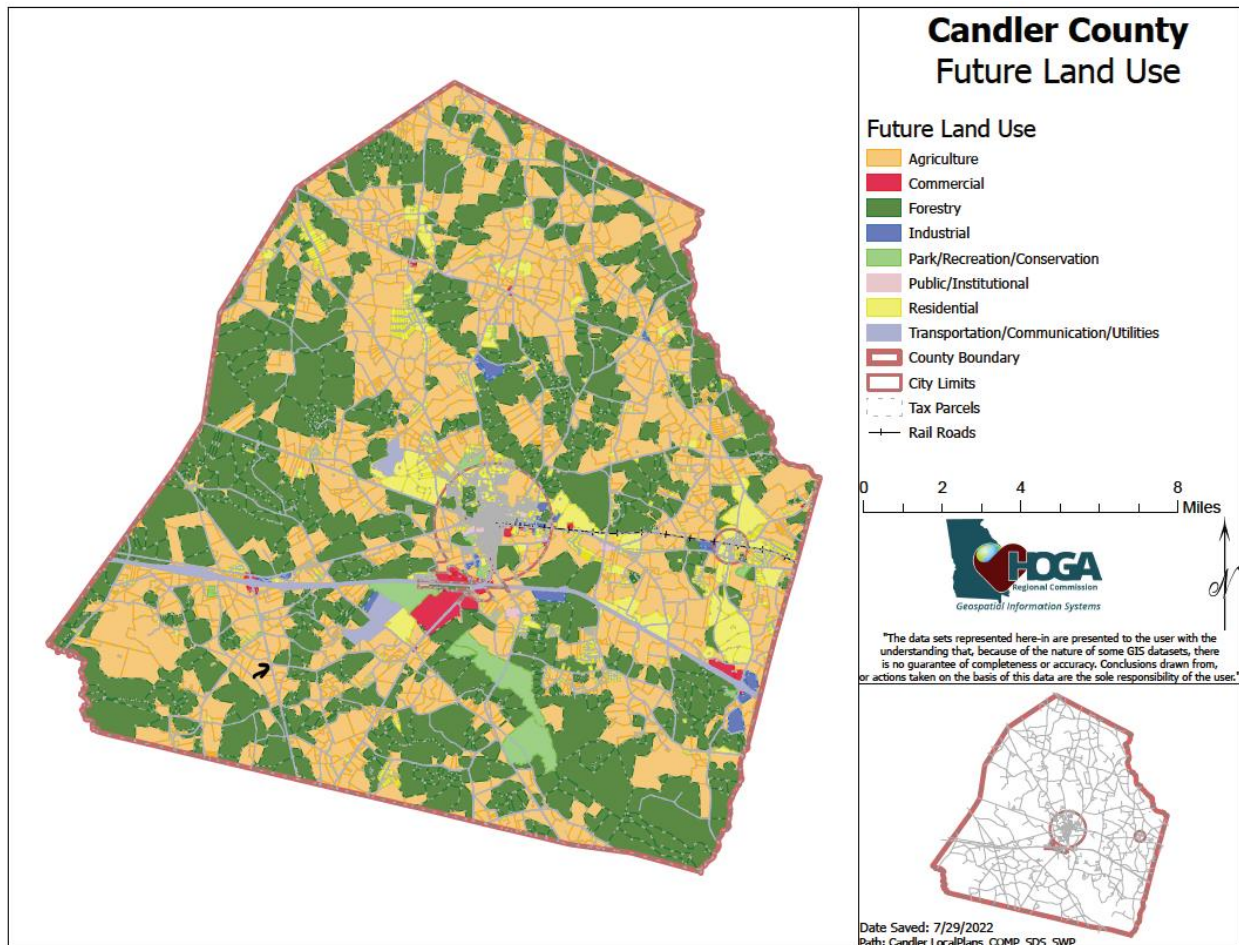
1. Address Growth Management/Guide Compatible Development
2. Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life
3. Encourage Infill Development
4. Improve Community Appearance/Aesthetics
5. Seek Compatible Development/Utilization
6. Utilize Infrastructure to Guide Growth/Development
7. Protection of Local Property Values/Existing Open Space Land Uses

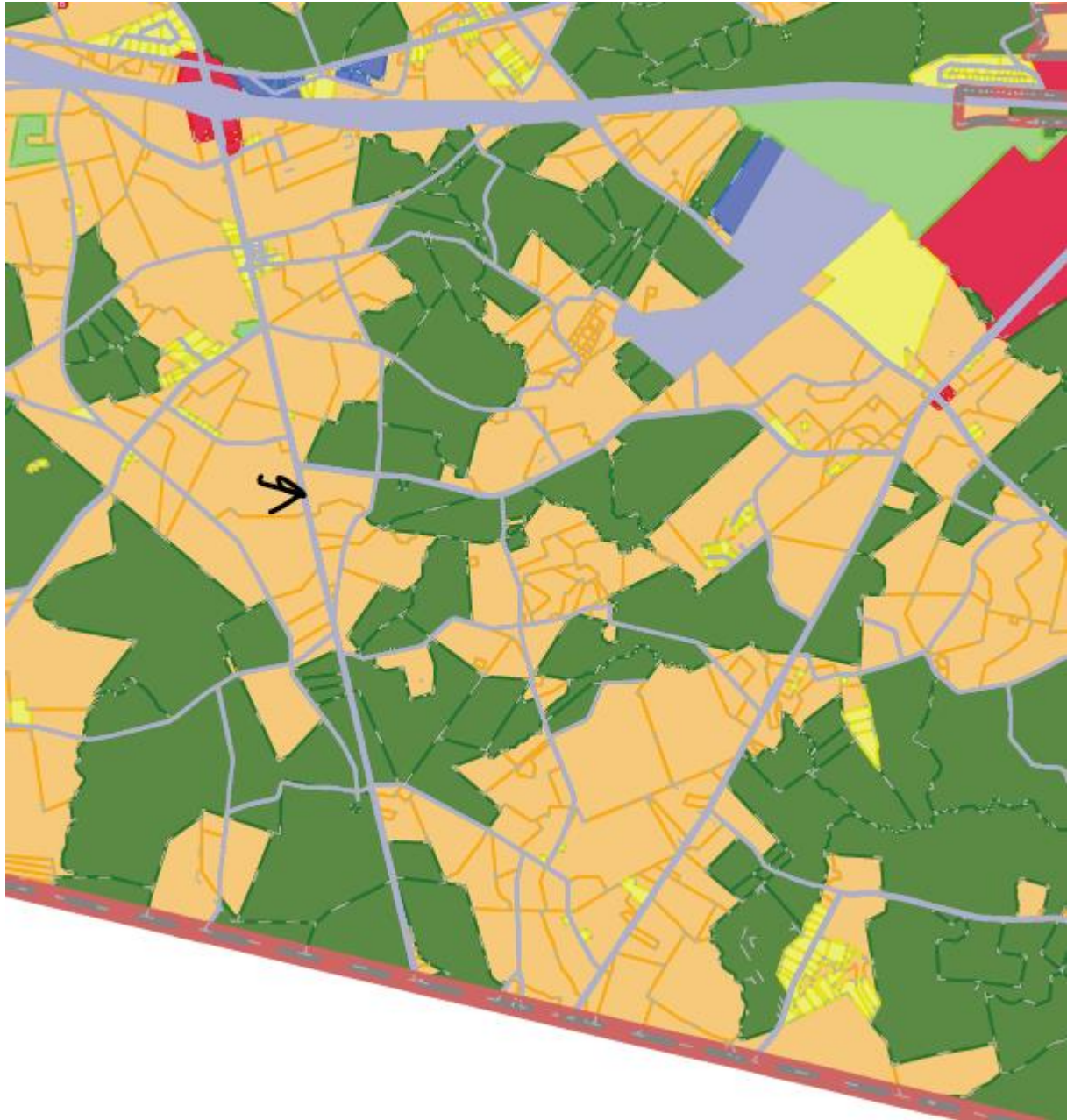
The existing joint comprehensive plan was completed prior to Candler County’s adoption of a zoning ordinance. The future land use map was created in the early 2000’s and has not been significantly modified during the modification and update process. During the zoning deliberation process, the Board of Commissioners elected to approve a single zone

zoning map (AG3) which designated all parcels in unincorporated Candler County as agriculture.

The Zoning Ordinance defines the **agriculture (AG-3) district** as follows:

The purpose of this district is to dedicate land for farming, dairying, forestry operations, and other agricultural activities. Residences, which may or may not be incidental to these activities, are also permitted. The requirements of this district are designed to protect land needed and used for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, or industrial development, and to encourage the maintenance of a rural character until more intensive development is feasible. (Zoning Ordinance, pg. 32)





2022 Comprehensive Plan – Future Land Use map (pg. 86)

V. ANALYSIS – *CONDITIONAL USE PERMIT*

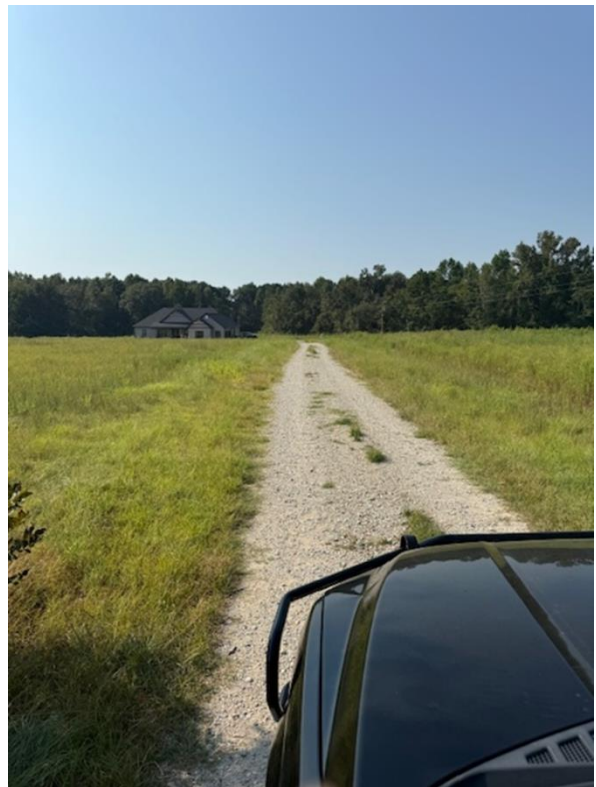
The Candler County Zoning Ordinance, Section 806. Conditional Uses describes the factors to be considered in the decision to issue a conditional use permit. These factors are utilized “in determining compatibility” of the requested use with adjacent properties, and the overall community character when considering a requested zoning map change:

1. **Is the type of street providing access to the use adequate to serve the proposed conditional use?**

Yes. The parcel abuts a state highway and a rural collector between GA Hwy 121 and GA Hwy 57 (Macwac Lake Rd). These roads are sufficient for the minimal impact to traffic a low count bed & breakfast would create.

2. **Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

Access to the property is located off Macwac Lake Rd and consists of a gravel and dirt drive with no apparent drainage enhancements. The drive appears to have a drainage ditch running parallel.



3. **Are public facilities such as schools, EMS, Sheriff and fire protection adequate to serve the conditional use?**

The intended use will have no impact on schools. All public safety is centrally located in or around the Metter district and is approximately 9.8 miles from the location. Adequate lifesaving provisions (smoke detectors, emergency egress, etc.) should be made available to ensure proper life safety standards for limited commercial accommodations.

4. **Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The site has sufficient available land to establish loading, parking and service areas. Although significant commercial access is unanticipated, the area is sufficient for the owner to provide and maintain a vegetative buffer if necessary.

5. **Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?**

No adverse impacts are anticipated based on the application.

6. **Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?**

The existing structure is consistent with local residences and agricultural aesthetic. Additional structures would need to be evaluated and permitted under a separate application.

7. **Is the proposed conditional use consistent with the purpose and intent of the Zoning Ordinance?**

Yes. AG-3 supports residential and agricultural use. The applicant's stated use is limited in scope and appears to be consistent with the agricultural/forestry of the surrounding areas.

VI. STAFF RECOMMENDATION

Bed & Breakfast Inn – This use comprises establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast-inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by a highly personalized service and inclusion of a full breakfast in the room rate. (pg. 7, Definitions, CCZO)

The CCZO permissible use table on page 36 indicates that Bed & Breakfast Inn is a permissible use in zone AG-3 with a conditional use permit and supplement restrictions as indicated in Section 504.3

Section 504. Commercial Uses

- 1. *Commercial and Industrial Machinery and Equipment Sales and Leasing Facilities, Vehicle Sales/Rental Facility***
 - 1.1. Buildings or structures shall be 250 feet from any residence.
 - 1.2. Minimum lot size of 1.0 acre for automotive sales and rental facilities.
 - 1.3. Minimum lot size of 3.0 acres for commercial and industrial machinery and equipment sales and leasing facilities.
 - 1.4. Vehicles and equipment areas shall not encroach a buffer area
 - 1.5. Adequate access and circulation space must be allocated
 - 1.6. All accessory merchandise shall be displayed and sold indoors.
- 2. *Daycare Facility (in all residential districts)***
 - 2.1. Minimum lot size of 2.0 acres.
 - 2.2. Hours of operation are limited to 6:00 a.m. to 8:00 p.m., including all deliveries.
 - 2.3. There is no external signage or other evidence of the use of the dwelling as other than a residential dwelling unit.
 - 2.4. The facility shall provide adequate areas for the safe drop-off and pick-up of children in a driveway, turnaround or parking area.
- 3. *Bed and Breakfast Inn***
 - 3.1. Minimum lot size of 1.0 acre.
 - 3.2. The establishment must be a permanent residence for the owner.
 - 3.3. Food preparation and service shall comply with all requirements of the County Health Department.

Staff has reviewed the application and supporting documentation and does not find any objection to the issuance of a conditional use permit. Staff recommends that the establishment of the bed & breakfast meet certain life safety requirements such as:

- a. Inspection by the Metter Fire Chief to determine if life-safety requirements for a lodging have been met;
- b. Inspection and certification from the Candler County Health Department that food prep and service areas meet health code requirements;

VII. EXHIBITS