



Carroll County Department of Community Development

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Carroll County Planning Commission
Tuesday, January 26, 2020
6:30 p.m.
Minutes

- I. Call to Order. Chairman Doyal called the meeting to order at 6:30 p.m.
- II. Roll Call. The County Planner called the roll. Present: Chairman Jerry Doyal, Commissioners Kim Hagen, Randy Coggins, Donna Lackey, Cassie Marshall, and Deiadre Wilson.
- III. Minutes (November 24, 2020). Unanimously adopted on a Motion by Commissioner Coggins, seconded by Commissioner Hagen.
- IV. Business Session. The County Planner updated the members and the public on the outcome of zoning cases from November.
- V. Hearing Procedures: Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.
- VI. Requests:

C-21-01-01: Conditional Use for a Wireless Telecommunications Facility (Cell Tower) at 1103 N. Highway 113, Carrollton. Parcel #107-0125 and #107-0509, Land Lots 243 and 245 of the 5th District, consisting of 28.83 acres, zoned Agricultural. Owner: Catalyst Church of Carrollton, Inc. Applicant: Jonathan L. Yates for Diamond Communications. Commission District 3.

Jonathan Yates of Diamond Communications spoke in favor of the request. He stated that AT&T wants to construct a 250' self support cell tower at 1103 N. Highway 113 (Catalyst Church). There were several church members present in support of the tower. The lease negotiation began when the property was Southern Hills Church, and the property consists of 28.83 acres. He said this property allows them to meet all setback requirements. He explained that the Catalyst property also allows for the best 'line-of-sight' for the cell tower to provide service to residents in the area. He introduced Michael Gould who had produced photosimulations from a nearby property owned by Dr. Lewis. Mr. Yates also initiated a phone conference with Steve Kennedy from Phoenix who had done the radiofrequency designs. He stated that the tower would provide a solution to a gap in service in the area and would provide service from 3.3 to 6.2 miles away. Mr. Yates then added that the tower would take

approximately 60 days to build and would be operated remotely. He said it would provide no smell or noise. Commissioner Marshall questioned a statistic in the information provided regarding the mobile data usage. Commissioner Hagen questioned the height variance and staff explained that the Board of Appeals had approved the height variance at a previous meeting. There was no opposition to the request. Commissioner Wilson motioned to recommend approval and Commissioner Marshall seconded. The vote to recommend approval was unanimous.

C-21-01-02: Conditional Use for a Secondary Detached Residence at 2650 Oak Grove Church Road, Carrollton. Parcel #091-0331, Land Lot 2 of the 10th District, consisting of 6.75 acres, zoned Agricultural. Owner/Applicant: Jonathan Keel. Commission District 4.

Mr. Keel spoke in favor of the request. He stated when he and his wife purchased the property, there was a horse barn with a 1 bedroom apartment for a caretaker. He said they lived in it a while and decided to expand it to a full living space. He said he was told by the electrician who helped with the work that he did not need any permits to finish the living space. He stated that he is now trying to become compliant with all that the County requires. He had had a home inspection, and a septic tank inspection. He found out that the septic tank is sized for a 5 BR home. He said there is another house on the property that they rent out and he is now asking for this conditional use permit to allow both residences to be on the same property. Chairman Doyal asked if he was still planning to live in the barn and he stated yes. Commissioner Hagen asked if he could split the property. Staff explained that the property is zoned Agricultural and could not be split because it did not meet the four-acre minimum for Agricultural zoning. There was no opposition. Commissioner Hagen motioned to approve and Commissioner Wilson seconded. The vote to recommend approval was unanimous.

C-21-01-03: Conditional Use for a Secondary Detached Residence at 667 E. Highway 5, Roopville. Parcel #095-0035, Land Lot 57 of the 11th District, consisting of 4 acres, zoned Agricultural. Owner: Jacob Warren. Applicant: Jean Staneck. Commission District 5.

Jean Staneck, the general contractor, spoke in favor of the request. She stated that Mr. Warren wants to build a second house on his property. The existing home on the property is an old homestead where Mr. Warren's aunt lives. There was no opposition. Commissioner Marshall motioned to approve and Commissioner Wilson seconded. The vote to recommend approval was unanimous.

Z-21-01-01: Rezoning from HDDR to Agricultural for the purpose of combining properties for property located at 1024 Highway 27 South, Roopville. Parcel #084-0024, 084-0003, and 084-0004, consisting of 3.25 acres. Owner/Applicant: David M. Wilson. Commission District 5.

David Wilson spoke in favor of the request. He stated that he lives at 1024 Highway 27 South, just ½ mile north of the Heard County line. He stated that he owns the adjacent property which is the former Green Acres Mobile Home Park. He said they want to combine the property with the property where their home sits, but the old mobile home park still has HDDR zoning. He stated that years ago there was a store in front of the mobile home park, but that was consumed when Highway 27 was widened to four lanes. He said as long as he is alive, there will not be a mobile home park there. There was no opposition. Commissioner Coggins motioned to recommend approval and Commissioner Lackey seconded. The vote to recommend approval was unanimous.

Z-21-01-02: Rezoning from R2 Residential to Agricultural for the purpose of combining properties for pasture. Parcel #156-0072, Land Lot 107 of the 5th District, located on Kirby Bryan Road, Carrollton and consisting of 61.4 acres. Owners/Applicants: Brian Eckman and David Sondergeld. Commission District 5.

Mr. Eckman spoke in favor of his request. He stated that he has 40 acres with his home that is zoned Agricultural, and wants to combine with his 60 acres that is currently zoned R-2. There were three other people in the audience who were in favor of the request. There was no opposition. Commissioner Coggins motioned to approve and Commissioner Lackey seconded. The vote to recommend approval was unanimous.

Z-21-01-03: Rezoning from Agricultural to Residential for purpose of obtaining a mortgage for property located at 358 Gray Road. Parcel #112-0198, Land Lot 226 of the 5th District, consisting of 5.01 acres. Owner/Applicant: Hugh and Rika Cuff. Commission District 4.

Hugh Cuff spoke in favor of the request. He stated that he and his purchased the property in 2012 and built a home in 2017. He stated his children had grown up in the house, attended local schools, and then University of West Georgia. He said he and his wife are downsizing, but are staying in the Carroll County area. He stated that they found a qualified buyer, but that the buyer's lender does not allow Agricultural zoning. He said they never intended the property to be anything other than single family. Curtis North, the real estate agent, stated that there is no intent by the buyer for future development and there is no place to build another home on the property. He presented a letter from the buyer, Marcus Thrower. There was no opposition. Commissioner Wilson motioned to recommend approval and Commissioner Marshall seconded. The vote to recommend approval was unanimous.

There being no other business, the meeting was adjourned at 6:38 p.m.