



**Carroll County  
Department of Community Development**

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**PLANNING COMMISSION SYNOPSIS**  
April 27, 2021

**Comprehensive Plan Amendment to add broadband component.**

Staff reviewed the changes to the Comprehensive Plan to add the broadband component and explained that the Department of Community Affairs has an initiative that will benefit the local providers, but that broadband has to be included in the Comprehensive Plan of the local jurisdiction in order to be eligible, and the jurisdiction must adopt a broadband ordinance. The floor was opened for public comment, but none was given. The board unanimously recommended approval.

**C-21-04-01: Conditional Use for a Secondary Dwelling, located at 2288 Banning Road, Whitesburg. Parcel #177-0028, Land Lot 28 of the 5<sup>th</sup> District, consisting of 12.56 acres, zoned Agricultural. Owner/Applicant: Michael T. Bailey. Commission District 5.**

The applicant and his wife spoke on behalf of the application. He stated that he has 12 ½ acres. He said his wife's sister currently lives in Florida, but that she is ill and needs to be closer to family. As well, his wife has a heart condition and he is unable to leave her alone at all. Having the sister closer will allow them to watch each other so that he does not need to be there at all times. He stated that he has a small ranch house with a finished basement and that they are planning to add a double wide mobile home for the sister. There was no opposition. The vote to recommend approval was unanimous.

**C-21-04-02: Conditional Use for a Special Event Facility, located at 555 Tumlin Lake Road, Temple. Parcel #145-0116, Land Lot 250 of the 6<sup>th</sup> District, consisting of 70 acres, zoned Agricultural. Owner/Applicant: Sabrina Estes. Commission District 3.**

The applicant spoke on behalf of her application. She stated that they have 70 acres and that they would like to have a facility to hold weddings and other events such as birthday parties. A neighbor, Rhonda Smith, spoke in opposition. She said that she is a nurse and works 12-hour shifts. She stated that her property backs up to the subject property and she is concerned about the noise that will take place. She said a dentist previously owned the property and he had one party that was loud. Another neighbor plays loud music. She said they have had to call the sheriff about the noise. She thinks an event venue will have an adverse effect on the neighborhood. In rebuttal, the applicant stated that the venue will be across the lake from the

applicant's house and therefore, even farther from Ms. Smith's house. She said that the previous owner had over 23 weddings on the property and that there had been no complaints. Staff reminded the board that the venue must abide by all county ordinances including the nuisance ordinance regarding noise, etc. Commissioner Hagen instructed the applicant to listen to her neighbor's concerns and try to be a good neighbor. The applicant stated that they did not want a lot of noise either. The vote to recommend approval was unanimous.

**C-21-04-03: Conditional Use for a Telecommunications (Cell) Tower, located adjacent to 3277 E. Highway 5, Carrollton. Parcel #140-0152, Land Lot 101 of the 4<sup>th</sup> District, consisting of 29.2 acres, zoned Agricultural. Owner: John C. and Nan N. Stephens. Applicant: Verizon Wireless. Commission District 5.**

Lannie Greene spoke on behalf of Verizon Wireless. He stated that there are gaps in service in all directions in the area of the proposed tower. He stated that they looked for co-location opportunities, but there were none in the area. He stated that the tower area will be a 100' x 100' leased area which will be accessed by an easement. He said that the Plantation Pipeline crosses the property and they had secured an encroachment permit from them and they will have a representative on site at all times. There was no opposition. The vote to recommend approval was unanimous.

**C-21-04-04: Conditional Use for a Secondary Dwelling, located at 2229 S. Van Wert Road, Villa Rica. Parcel #149-0020, Land Lot 124 of the 6<sup>th</sup> District, consisting of 7.57 acres, zoned Agricultural. Owner/Applicants: Richard and Stephanie Loewen. Commission District 3.**

Richard Loewen spoke on behalf of his application. He stated that his mom has moved in with their family and her illness is having a negative impact on the family as he has three small children in the home. He said there is an existing building on the property that was going to be an office, but that they would now like to turn this into a home for his mom. A neighbor, Ralph Skinner, came to the podium in opposition, but said that now that he knows exactly what is happening and that he supports the applicant now. He did state that there had been an erosion control problem in the past when the Loewens built the building. Mr. Loewen said that they would not be grading for this build-out, but that they would be mindful of runoff in the future. The vote to recommend approval was unanimous.

**Z-21-04-02: Rezoning from Agricultural to Residential for the purpose of single family residential, located at 161 Old Camp Church Road, Carrollton. Parcel #077-0385, Land Lot 71 of the 10<sup>th</sup> District, consisting of 0.60 acres. Owner/Applicant: Scott Singleton. Commission District 4.**

Scott Singleton spoke on behalf of his application. He stated that there had been a discrepancy in the agreement to purchase the property between the property being 8 acres and 8.6 acres. He said this rezoning is just to add the additional 0.6 acres to the proposed subdivision that was approved two years ago. There was no opposition. The vote to recommend approval was unanimous.

**Z-21-04-03: Rezoning from Agricultural to Residential for the purpose of single family residential, located at 21 Lovell Road, Temple. Parcel #125-0604, Land Lot 107 of the 6<sup>th</sup> District, consisting of 6.64 acres. Owner: Michael J. Jones. Applicant: Sebern Construction, Inc. Commission District 3.**

William Morris with Sebern Construction spoke on behalf of the application. He stated that he would like to rezone the 6.64 acres at the corner of Lovell Road and Highway 113 to residential in order to build four houses. He said the homes would range from 2,800 sf to 4,000 sf. He said that not everyone wants four acres of land and that it is hard to find houses that are on 1-2 acre lots. Aaron McCullough, of Hughes-Ray, who has done the site plan, spoke on behalf of the application and stated that this 6.5 acres is a remnant of a larger piece of property and was left over after an estate had been split. Rett Harmon, the realtor representing the seller, stated that there is a housing shortage now and that the county really needs these houses, especially since the property is really close to I-20.

Sandra Morris of 277 Oak Grove Road in Temple spoke in opposition. She stated that there were a lot of accidents on Highway 113. She said she knows because she is on the school board. She said the shortage of houses is not 4,000 sf houses. She said a lot of people on Lovell Road have invested in new homes and it is an injustice to those people to have these houses on smaller lots. She said to consider what other people have invested.

Ryan Morris also spoke in opposition and stated that the size of the lots is a concern, and he was also concerned about septic tanks on the smaller lots. He said development of these lots will increase a runoff problem that already exists from the property.

The applicant spoke in rebuttal and said that they would be building quality homes that are four-sided brick. He already has two pre-sales. He said that at least one of the houses would be 5 bedroom, four bath. He said that he himself lives in Villa Rica on a half-acre lot and he would like to have one of these houses. He said they will be far enough back off of the road that will provide some safety from the highway traffic. He said they will not be production homes, but will be custom, quality built homes.

Aaron McCullough spoke again in support rebuttal and stated that the soil analysis had already been done and that the soils meet or exceed by double the standards required by Environmental Health.

Sandra Morris in rebuttal opposition and asked those in the audience to stand who were in opposition. Approximately ten people stood. She said that she wants smart growth in the county and hoped that we could learn from mistakes of neighboring counties. She said we need to make sure we can take care of the folks who live here now.

Ryan Morris also spoke in rebuttal opposition and stated that the proposed rezoning does not meet the future land use plan for the county.

Chairman Doyal inquired as to whether this property had been considered before. Staff stated that this property was submitted for rezoning to industrial a little over a year ago, and that it had

been denied by the commissioners. He also inquired about the future land use plan. Staff stated that the future land use plan did indeed designate the property as industrial, but that had been done because the Development Authority had had a plan to develop an industrial park in that location, but that plan had since been abandoned. Staff stated that across Highway 113 had been designated as residential. Commissioner Hagen inquired about the living space, and the applicant stated that it would be 2,800 sf. He asked if the applicant would be willing to have three lots instead of four and the applicant stated that he would not be amenable to having three lots. He said he is not a production builder and that these will be custom homes, not junk homes. He said they are nice, flat lots and that they will correct any damage done by previous owners that caused runoff issues. Commissioner Coggins inquired about the cost per square foot of the proposed homes. The applicant stated \$160/sf.

Commissioner Hagen recommended denial and Commissioner Hagen seconded. The vote to recommend denial was 3-2.

**Z-21-04-04: Rezoning from Commercial to Agricultural for the purpose of single family residential, located at 2439 S. Highway 27, Carrollton. Parcels #091-0103 and #091-0395, Land Lot 1 of the 10<sup>th</sup> District, consisting of 7.37 acres. Owner: Art Garcia. Applicant: The Purpose Center of West Georgia. Commission District 4.**

Curtis North spoke on behalf of the application. He stated that this property is two parcels and had been rezoned to Commercial as part of a larger project that included the John Deere store. He said that there is a big guard rail in front of this property and that it drops 8-10 feet below the grade of the road, and that it would not be very appealing as a commercial property. He stated that the property currently has a home and that the surrounding area is pasture and farm land. He said the buyer wants to use it as a residence. There was no opposition. The vote to recommend approval was unanimous.