



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

C-21-04-04

**COMMISSION DISTRICT:** 3  
**PLANNING COMMISSION MEMBER:** Kim Hagen  
**COUNTY COMMISSIONER:** Tommy Lee

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** April 27, 2021  
**BOARD OF COMMISSIONERS:** May 4, 2021

**REQUEST:** Conditional Use for a secondary detached dwelling.

**APPLICANT:** Richard James Loewen  
**OWNER:** Stephanie Loewen

**Current Land Use:** Residential  
**Future Land Use:** Residential

**ACRES:** 7.57  
**PARCEL NUMBER(S):** 149-0020  
**LOCATION:** 2229 S. Van Wert Road

**PROJECT DESCRIPTION:** Applicant is requesting a conditional use permit for a secondary detached dwelling. There is currently a existing single family dwelling on the property. The applicant wishes to build out an existing barn to add a second dwelling for the applicant's mother.

**SURROUNDING PROPERTIES:**

Current Zoning		Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Residential

**REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:**

**A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The proposed use will not have an adverse effect on the neighborhood.

**B. Whether or not the use is otherwise compatible with the neighborhood.**



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The use is compatible with the neighborhood.

**C. Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use will not result in a nuisance as defined under state law.

**D. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The quiet enjoyment of surrounding property will not be adversely affected.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding property values will not be adversely affected.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

Not applicable.

**G. Whether or not the site or intensity of the use is appropriate.**

The site and intensity of the use is appropriate.

**H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.**

There are no special or unique conditions to this request.

**I. Whether or not adequate provisions are made regarding hours of operation.**

Not applicable.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Not applicable.

**K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Landscape plan is not required.

**L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected.

**M. Whether the applicant can vary from any minimum required lot size requirement.**

Not applicable.

## DEPARTMENTAL COMMENTS:

**Carroll County Public Works:** The subject property has access from S. Van Wert Road. The anticipated traffic generation rate is an average 10 trips per day.



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**Carroll County Engineer:** The subject property does not contain flood plain. There are no known “state waters” on the subject property. The soils are of Davidson type which are generally poorly suited for septic absorption field.

**Carroll County Fire Rescue:** No comment at the time of this report.

**Carroll County Board of Education:** The proposed single family dwelling will have little impact to the Carroll County School System at this time.

**Carroll County Water Authority:** Carroll County Water Authority serves this property, but does not review for fire protection requirements. Zoning analysis does not reserve water capacity.

All received departmental comments are available upon request.

**STAFF COMMENTS:** The proposed property consists of 7.57 acres and a home. The proposed second dwelling will be a home for the applicant’s mother, who is disabled. The applicant does not wish to split the property. The property is zoned Agricultural which has a four acre minimum. The use will have no adverse impact on the neighborhood.

The applicant has already begun work on the build-out, and will need to obtain a structural engineer letter and building permit in order to complete the work. Septic tank permit will also be required.

**STAFF RECOMMENDATION: APPROVAL.**

**PUBLIC NOTIFICATIONS:** As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on April 11, 2021; a sign was posted on the subject property, and all abutting property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde  
County Planner