



**Carroll County
Department of Community Development**

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PLANNING COMMISSION SYNOPSIS
December 28, 2021

C-21-12-02: Request for Conditional Use for Special Event Facility on ten (10) acres, zoned Agricultural, located at 185 Codner Road, Whitesburg. Parcel #206-0105, Land Lot 135 of the 3rd District. Owner/Applicant: Carol and Richard Sexton. Commission District 5.

Mr. and Mrs. Sexton spoke on behalf of their request. Mr. Sexton stated that they wanted to create a small event center for people who can afford more than just getting married at home, like they did. He said he wants to make a rustic-appearing barn, ADA accessible, with restrooms, and will later add a kitchen. He said his property is 25.47 acres, and he is going to use 10 acres for his event center. He said there are three houses on his dead-end road: his house, his son's house and a lady across the road. He has spoken with the others and they are ok with the event center.

Commissioner Huddleston asked about plans for the building. Mr. Sexton stated that he would construct a pole barn with an addition for the bathrooms, all ADA accessible. He said they have gone to a couple and he has some good ideas. He said he is planning on a 40 x 50 barn with additional square footage for the future kitchen. He said he would have no commercial dumpsters on the property. He said it will be real decorative and will be a nice place that will pay back in the long run.

Commissioner Dement asked about the budget for the project. Mr. Sexton stated that his initial budget is \$200,000 and would go from there. Mr. Dement then asked how long he had been thinking about this project and Mr. Sexton answered about six months. He said he had two locations to choose from on this property and had pretty much narrowed it down. Commissioner Dement then asked about overnight guests and build-out time, and Mr. Sexton stated there would be no overnight guests and that his build-out would be within a year.

Commissioner Dement motioned to approve and Commissioner Huddleston seconded. The vote to recommend approval was unanimous.

Z-21-12-01: Request to Rezone from Agricultural to Residential, 2.39 acres out of a 12.08 acre tract, located at 1035 Harlan Lane Road, Villa Rica. Parcel #167-0224, Land Lot 254 of the 6th District. Owner: James Toby and Krista D. Shadix. Applicant: Toby Shadix. Commission District 3.

Mr. Shadix spoke on behalf of his request. He stated that he wants to survey out 2.39 acres to sell to his brother-in-law. He is asking to rezone that 2.39 acres to residential and keep the rest of the property as agricultural.

Commissioner Dement asked if he had had the property surveyed already and Mr. Shadix answered yes. Commissioner Dement pointed out that the property is currently zoned agricultural which has a four acre minimum and he asked why he was not selling his brother-in-law four acres. Mr. Shadix stated that he did not want to give his brother-in-law any more land than he had to...he said four acres would encompass the area where his shop is located.

Commissioner Simpson pointed out the unusual boundary of the proposed 2.39 acres and Mr. Shadix explained that there is a slope and they were trying to use the natural slope of the property as the boundary.

Commissioner Wilson motioned to recommend approval and Commissioner Huddleston seconded. The vote to recommend approval was unanimous.