



**Carroll County
Department of Community Development**

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PLANNING COMMISSION SYNOPSIS
March 15, 2022

C-22-03-01: Request for Conditional Use Permit for Secondary Dwelling at 688 Cross Plains Hulett Road, Carrollton. Parcel #175-0034, Land Lot 55 of the 5th District. Owner/Applicant: James R. LeBlanc. Commission District 5.

Mr. LeBlanc spoke in favor of his request. He stated that he purchased the property in January 2020 and built a house and a barn. There is an old house on the property that he had originally wanted to renovate, but after inspection realized that it was going to be too expensive. The old house was built in the late 1800s from what he has gathered. He began to tear down the old house and use some of the wood in his new house to bring some history into the new house. As they were starting to tear the old house down, his son got engaged to his high school sweetheart and they need a place to live. He said he wants to renovate the old house now and make it somewhat like a mother-in-law suite. He said it is literally in his front yard. He tried to find a way to section it off but it is impossible the way it is situated on the land. He said his mother is in her 80s and eventually she could move into the old house after his son and his soon-to-be wife have moved out. He said his oldest son and wife are in the army and they need a place to stay when they come home, so they could also use the old house. He said since he and his wife have downsized, they don't have as much room for guests.

Staff confirmed that they had had multiple conversations with the surveyor about how this property could be split via an intrafamily transfer variance through the Board of Appeals, but it was indeed impossible to do.

Commissioner Simpson questioned the location of the old house in relation to the new house, and the applicant provided photos on his tablet. Staff requested that the photos be sent to her via email so that they may be included in the application.

Commissioner Dement said that what he thought the applicant was doing is great, but he wants to think about 20 years down the road if a future owner wants to split the structures into separate parcels. He said he was happy to hear the surveyor did not want to make a split work. He asked about the utilities and then asked if there could be a covenant to restrict the splitting of the property. The county attorney said she was not certain that this could be done and

Commissioner Hagen pointed out that the position of the old house would most likely prevent any splitting without a variance or a rezoning.

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