



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
C-22-04-02

COMMISSION DISTRICT: 6
PLANNING COMMISSION MEMBER: David Huddleston
COUNTY COMMISSIONER: George Chambers

PUBLIC HEARING DATES
PLANNING COMMISSION: April 19, 2022
BOARD OF COMMISSIONERS: May 3, 2022

REQUEST: Conditional Use for a secondary detached dwelling.

OWNER/APPLICANT: Louise Eady
ACRES: 31.2
PARCEL NUMBER(S): 051-0012
LOCATION: 28 Whitton Road, Roopville

Current Land Use: Residential
Future Land Use: Agricultural

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a secondary detached dwelling. The applicant has an existing single family home on the property and wants to build an additional house on the property for daughter and son-in-law.

SURROUNDING PROPERTIES:

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

The use is 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 Whitton 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. Madison soils should support septic.

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. One family will possibly be added to the student population.

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 31.2 acres with one 1,376 sf home which was built in 1914 and another 1,376 home which was built in 1960. There are several barns and utility sheds on the property as well. The applicant wants to construct a new home for her daughter and son-in-law. The property is zoned Agricultural which has a four acre minimum. The use will have no adverse impact on the neighborhood.

The applicant applied for a variance to split this property, but the variance was denied by the Board of Appeals because of lack of a hardship of the applicant’s family.

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 1, 2022; a sign was posted on the subject property, and all adjacent property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde
County Planner

Conditional Use Permit Application

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423 College Street

Department of Community Development
Carrollton, GA 30117 (770) 830-5861



Date Received: 3/5/20
Received by: [Signature]

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda.
No exceptions

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT	Applicant Name: <u>Louise Eady</u>
	Address: <u>28 Whitten Rd.</u> City: <u>ROOPVILLE</u> State: <u>GA</u> Zip: <u>30170</u>
	Phone: <u>(770) 329-9278</u> Fax: () - - Email: <u>Lytebogue@gmail.com</u>
	Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____	
Phone: () - - Fax: () - - Email: _____	
Owner Name (If different from applicant): _____	
Address: _____	
Phone: () - - Fax: () - -	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: _____
	Conditional Use Location (attach location map): <u>28 Whitten Road</u>
	Proposed Use: <u>to build a house</u>
	Total acreage: <u>2 acre</u>
	Describe Proposed Conditional Use: <u>Wants to build house on property for Daughter & Son-in-law</u>

Staff Use Only

Land Lot <u>246</u> <u>14</u>	District, Carroll County	Tax Map <u>051</u>	Parcel <u>0012</u>
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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: NONE

Parking: NONE

Availability of Public Facilities/Utilities: YES

Other relevant Impacts of the Proposal: NONE

Describe how the proposed Conditional Use will be a benefit to the public.

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:

*Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117*

For Department Use Only

Application No: C-22-04-02
Filing Fee: \$350
Pre-Application Conf: 3-15-22
Date Advertised: 4-1-22
Date Notices Sent: 4-19-22
PC Public Hearing Date: 4-19-22
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____

Sketch of Property

Please check:

CONVENTIONAL

MANUFACTURED HOME

COMMERCIAL

ACCESSORY BUILDING OR ADDITIONS

OTHER: _____

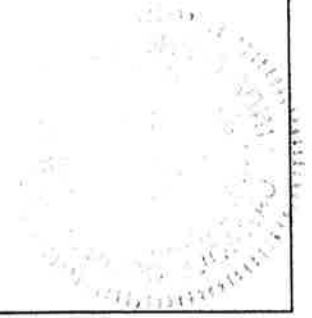
- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures.
- ⇒ Show the *dimensions* of the lot and all setbacks from the house and other structures to all property lines.
- ⇒ The front setback shall always be measured from the centerline of the frontage road(s).
- ⇒ Show location of any wells, trash pits and all easements (drainage or utility) located on the property.
- ⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: 2-house, Shop

Describe the type of structure that you plan to build: 2200 to 2600 square ft. house

Is this a Multiple Road Frontage Lot: yes

See Attached



STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Cond use

Louise Eady, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a Conditional Use under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 15 day of March, 2022

Louise M. Eady
AFFIANT (signature)

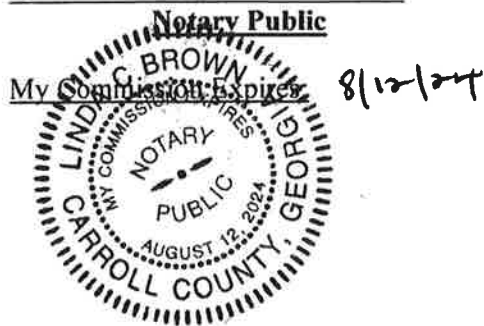
Address: _____
v _____

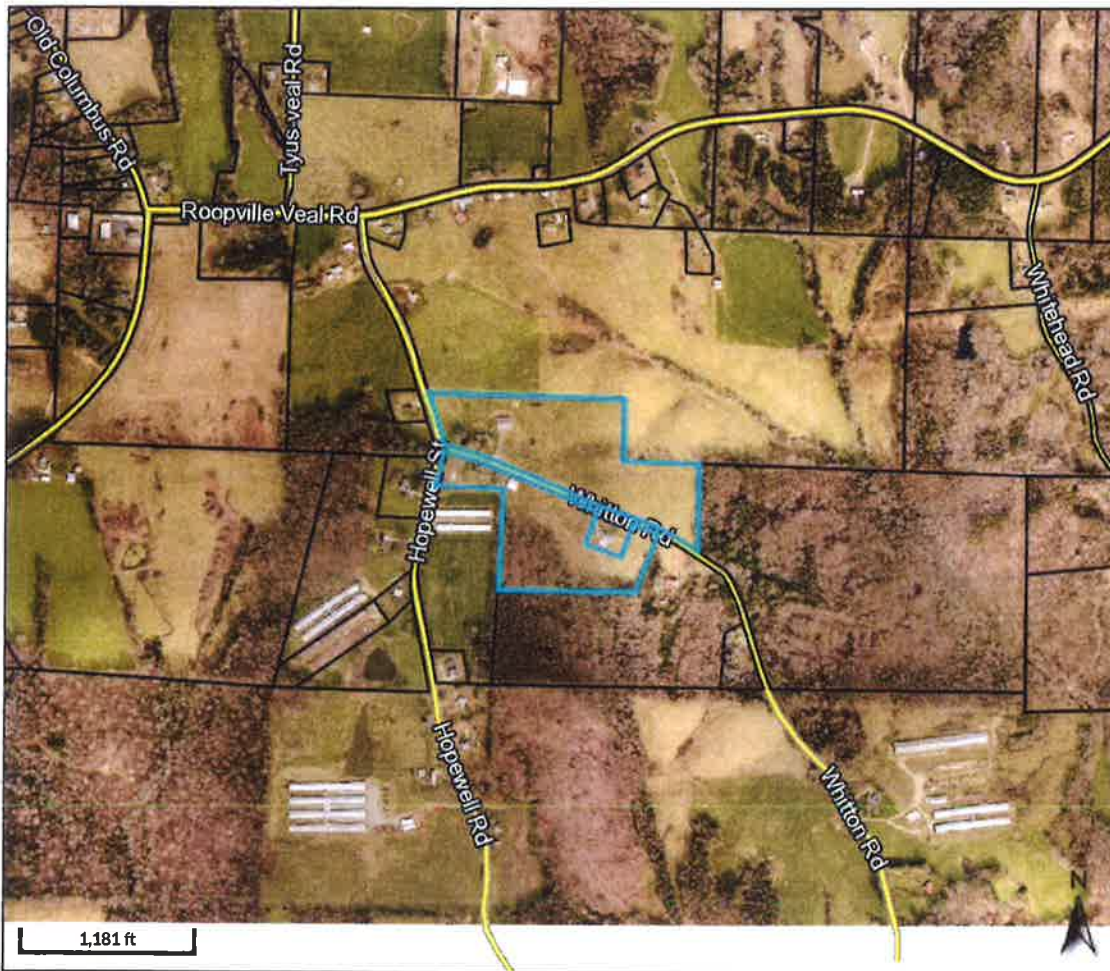
Sworn to and subscribed
before me this 15th day
of March, 2022

Linda C Brown

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: _____
Address: _____





Overview



Legend

-  Parcels
-  Roads

Parcel ID	051 0012	Owner	EADY LOUISE M (LIFE ESTATE)	Last 2 Sales			
Class Code	Consv Use		28 WHITTON RD	Date	Price	Reason	Qual
Taxing District	COUNTY		ROOPVILLE, GA 30170	7/21/2021	0	LE	U
Acres	31.2	Physical Address	28 WHITTON RD	7/21/2021	0	LG	U
		Assessed Value	Value \$263476				

(Note: Not to be used on legal documents)

Date created: 4/1/2022
 Last Data Uploaded: 3/31/2022 6:16:31 PM

Developed by  Schneider
 GEOSPATIAL

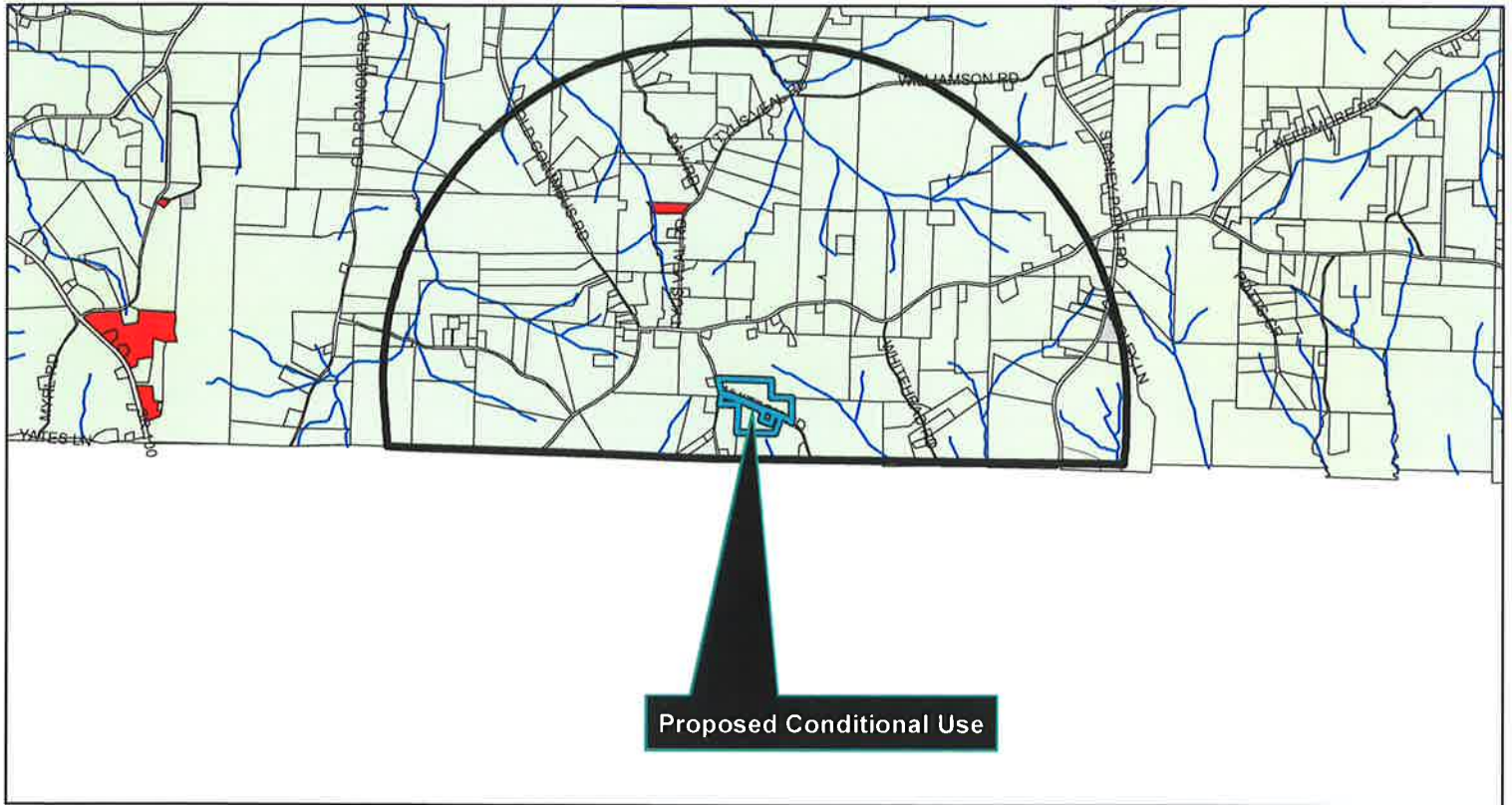


C-22-04-02

Zoning Map

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development*
- R1 - Single Family Home (3 ac min.)*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)*
- R30 - Single Family Home (0.75 ac min.)*

CUP for secondary dwelling
Owner/Applicant: Louise Eady
Parcel 051-0012



Future Land Use

- 1.5 Mile Radius
- Primary
- Secondary
- Agriculture
- Commercial
- Fairfield
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util

