



Carroll County
Department of Community Development

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PLANNING COMMISSION SYNOPSIS
June 21, 2022

C-22-06-01: Conditional Use for Secondary Dwelling at 1248 Whooping Creek Road, Carrollton. Parcel #112-0169, Land Lot 193 of the 5th District. Owner/Applicant: William Yancey. Commission District 4.

Mr. Yancey spoke in favor of his request. He stated that he is the caretaker for his mother. He has lived on his property for over 20 years and wants to move his mother closer to him, but she wants to have her own space. Commissioner Simpson asked why he could not build an addition to his home and he said the property drops off in the back so it is really hard to do that. He said there are also two wells on the property and a creek in the back, which also limits construction. He wants to use an existing barn as an outside wall and build a small house for his mother, but it will meet the minimum 1,230 sf required by the county. Commissioner Simpson then asked what he would do with the home if and when his mother no longer needs it. The applicant stated that he has two daughters who could use it. He said he has no intention of selling or splitting the property. There was no opposition.

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

Z-22-06-01: Request to Rezone 8.66 acres from Agricultural to Residential in order to settle an estate, for property located at 580, 590, 602, 604, 606, and 608 McCurdy Road, Villa Rica. Parcel #146-0343, Land Lot 223 of the 6th District. Owner: MG Helton Estate. Applicant: Heath Cummings, Executor. Commission District 2.

Heath Cummings spoke in favor of the request. He stated that he is settling the estate for his grandfather, M.G. Helton. He is requesting to rezone the property from Agricultural to Residential in order to split the property. The property has six homes on it and the plan is to split the property so that each home has at least one acre of land. One resultant parcel will continue to have two homes on it. There was no opposition.

Commissioner Hagen asked staff what the minimum square footage for a home is in Carroll County, and staff answered that it is 1,230 sf. He then made the comment that the houses are too small for residential zoning. Staff reminded him that the house size had nothing to do with the zoning, and that even if the board did not approve this request, the houses would continue to be less than the required square footage.

Commissioner Wilson motioned to recommend approval and Commissioner Simpson seconded. The motion to recommend approval was unanimous.

Z-22-06-02: Request to Rezone approximately two acres from Agricultural to Residential, 180 Martin Road, Villa Rica. Parcel #151-0086, Land Lot 40 of the 6th District. Owner/Applicant: Lindy Herrell. Commission District 5.

Mr. Herrell spoke on behalf of the request. He stated that his grandfather had given him four acres of land. He is now renting the house out. He wants to sell 2.23 acres with the house and keep the remainder of the property in Agricultural because it is part of the original farm in his family. There was no opposition.

Commissioner Dement inquired about the Zoning map and the Future Land Use Map. The zoning is Agricultural and the Future Land Use designation is residential. Commissioner Marshall made a motion to recommend approval and Commissioner Wilson seconded. The vote to recommend approval was unanimous.

Z-22-06-03: Request to Rezone 8.89 acres from Commercial to Industrial for the purpose of trailer storage and general light warehouse/industrial use, for property located at 946 Carrollton Highway, Temple. Parcel #125-0497, Land Lot 117 of the 6th District. Owner: Jordan Commercial Properties, LLC. Applicant: Island Investors, LLC. Commission District 3.

Randy Wright spoke in favor of the request. He said he is buying the property. He stated that he wants to use the property for truck and RV storage. He doesn't plan to build at this time, but maybe put a prefab office on site. He said he has had conversations with staff about the corridor requirements. He said it would be fenced and screened with card access. He said the lot is already half paved. There was no opposition. Commissioner Simpson asked if he planned to place a billboard and she pointed out that the marketing brochure contained this information. He stated that he did not plan to do that and that that brochure was designed by the owner and he wasn't sure that a billboard would even be allowed. Commissioner Dement asked if the site was suitable for a truck storage and the applicant answered yes. He said that he will need to do a little bit of demo, and small portion is not usable near the creek and the pipeline. He stated there is enough room for 150-200 trailers. There was no opposition. Motion was made to recommend approval by Commissioner Hagen and seconded by Commissioner Dement. The vote to recommend approval was unanimous.

Business Session: Staff indicated that she had forwarded some samples of what other jurisdictions are doing with regard to event venues and needed some feedback as to what direction the Commission wanted to go with this. Commissioner Huddleston stated that he recommends that all venues be tied to Schedule F (which is a Profit and Loss statement from farming that is part of the Form 1040 with the IRS). This was discussed as well as a minimum acreage. Ultimately, the Commission feels like small event venues should still be allowed in Agricultural zoning. They feel that a person wanting to apply for this small event venue should be required to produce the Schedule F before being allowed to apply, and that the minimum acreage for a venue should be 10 acres. Commissioner Hagen stated he understands there are a lot of items that are worked out by staff once a farm venue is approved, but he would like to see a checklist or flow chart of everything involved in starting a farm venue business. Staff will ask if the County Attorney can draft a sample ordinance for public input at the next meeting, and will provide Commissioner Hagen with the requested information.