



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
C-22-09-01

CONDITIONAL USE FOR SECONDARY DWELLING

COMMISSION DISTRICT:
PLANNING COMMISSION MEMBER: Paul Dement
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: September 22, 2022
BOARD OF COMMISSIONERS: October 4, 2022

REQUEST: Conditional Use for a secondary detached dwelling.

OWNER: Kenneth Harrison
APPLICANT: Lesley Paul
ACREAGE: 9.9 acres
PARCEL NUMBER(S): 106-0026
LOCATION: 2740 Shady Grove Road

Current Land Use: Residential
Future Land Use: Residential

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a secondary detached dwelling.

SURROUNDING PROPERTIES:

	Current Zoning	Land Use
North	R2 Residential	Residential
East	R3 Residential	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.



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The proposed use will not have an adverse effect on the neighborhood. The neighborhood is predominantly agricultural and residential.

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

The use is compatible with the neighborhood. The neighborhood is predominantly residential.

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. Subject property is 496.18 acres.

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.



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The applicant does not wish to split the existing farm property.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The subject property has access from Shady Grove Road. The anticipated traffic generation rate is an average 10 trips per day per dwelling. No additional right-of-way will be required.

Carroll County Engineer: The subject property does contain a small amount (2%) of flood plain. There are no known state waters on the property. Surface runoff eventually enters Hendricks Creek. The property is in the Little Tallapoosa Watershed, but is outside the seven mile upstream buffer.

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 could potentially 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 9.9 acres with an existing home on the property. The applicant wants to add an additional home in order to be near family. The property is zoned Agricultural which has a four-acre minimum. The use will have no adverse impact on the neighborhood.

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 September 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