



# Carroll County Department of Community Development

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423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

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Janet Hyde  
County Planner

**Carroll County Planning Commission  
Tuesday, February 25, 2020  
6:30 p.m.  
Minutes**

- I. Call to Order. Chairman Doyal called the meeting to order at 6:30 p.m.
- II. Roll Call. The County Planner called the roll. Present: Chairman Jerry Doyal, Commissioners Kim Hagen, Cassie Marshall, Randy Coggins, and Donna Lackey. Commission Deiadre Wilson was absent.
- III. Minutes (January 28, 2020). Unanimously adopted on a Motion by Commissioner Coggins, seconded by Commissioner Marshall, with two corrections.
- IV. Business Session. The County Planner updated the members and the public on the outcome of zoning cases from January.
- V. Hearing Procedures: Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.
- VI. Requests:

**Z-20-02-01: Rezoning from R2 Residential to Agricultural for the purpose of combining property with adjacent agricultural property. Parcel #193-0101, Land Lot 62 of the 11<sup>th</sup> District, located at the intersection of Nugget Road and Oak Grove Church Road. Owner/Applicant: Joshua Henderson. Commission District 5.**

Mr. Henderson spoke in favor of his request. He stated that he had initially wanted to purchase the 2.85 acres that Mr. Stover had rezoned two years ago to R2, but that it would not percolate for the septic tank. Therefore, he is now purchasing the adjacent four acres and wants to combine the two parcels. The four acres is zoned Agricultural. There was no opposition.

Commissioner Lackey inquired about the type of dwelling that would be placed and Mr. Henderson stated that he would be constructing a four bedroom, three bath home, approximately 2,600 square feet. Commissioner Marshall inquired about the total acreage and Mr. Henderson stated that the total would be 6.85 once the parcels were combined.

There being no more questions, Commissioner Coggins motioned to approve with Commissioner Lackey seconding. The vote to recommend approval was unanimous.

### **Amendments to Carroll County Zoning Regulations**

Donald Brook of 3821 Shady Grove Road was the only member of the public to speak during the public comment period. He stated that there is currently a motocross track behind his home, 300 feet outside his back door. He stated that previously they were operating at least 30 times per year, approximately six or seven bikes. He stated that Georgia Code 40-7 states that the County has the authority to limit off-road use. He said the proposed ordinance talks about commercial use but does nothing for his situation and does nothing to stop what has been going on behind his house. He stated there are runoff issues from the track that has been created. He does not think the proposed ordinance goes far enough. He thinks the county should require a Conditional Use permit even for recreational use. He said it affects quality of life and real estate values. He said that Fayette County regulates this by limiting allowed decibels. He stated that the owner had transferred the property into an LLC which he thinks may constitute a commercial use. He said he understands the concerns about limiting motorcycles and he doesn't want to interfere with someone's grandkids enjoying their property.

Commissioner Hagen asked staff how we have dealt with this situation and stated that he himself hates too much government control. Staff indicated that Code Enforcement, the County Planner, and the Community Development Director had all visited the property and had done much research on the owner and could not find evidence that a business was being operated there.

Commissioner Hagen then inquired about the changes to the home occupation standards. He stated that many real estate agents are independent contractors who are required to have a business license and that many use their home as the office address, though they frequently work in the field. He motioned to recommend approval of the ordinance changes with the removal of "real estate and insurance" from the prohibited home occupations. Commissioner Coggins seconded. The vote to recommend approval with the changes was unanimous.

The meeting was adjourned at 7:30 p.m.