



Carroll County Department of Community Development

997 Newnan Rd
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Nathan Ward
Zoning Administrator

Carroll County Planning Commission
July 18, 2023, 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 Zoning Administrator called the roll. Present: Jerry Doyal, Kim Hagen, Paul DeMent, Jane Simpson, Jeffery Vance and Jamie Beam. Absent: Deaidra Wilson.
- III. Minutes. April minutes unanimously approved on a Motion by Commissioner Hagen, seconded by Commissioner Simpson, 5-0. New Commissioner Vance abstained.
- III. Hearing Procedures. Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the agenda for reference.
- IV: Requests:

Z-23-07-01: MonTonSon Development LLC, Rezone MHS to I, 1121 W Villa Road

Owner/Applicant Rett Harmon and his business partner, Doug Dickinson, spoke in favor of their request to rezone approximately 14.2 acres from Manufactured Home Subdivision to Industrial for the purpose of tractor-trailer truck parking, storage warehouses, and storage spaces for RVs. Rett explained that the area on W Villa Road is a bad area, with trash and people doing drugs in the woods. He said the need for truck parking and storage is in high demand and that it would benefit the county greater with the tax revenue than if it was used for more mobile homes. The main concern from the Commissioners was the truck parking and the added traffic it would cause on Hwy 78. Rett explained the road would dead end into a cul-de-sac on both ends to control access. The trucks would access the property off of Hwy 78. They would close W Villa Road. Parking for trucks would be monthly only; no trucks would be allowed to park just for the night. Commissioner Beam brought up that zoning to Industrial goes against the Future Land Use Plan, which is Residential, and asked how the residents in the subdivision would be effected. Rett explained it would be gated and they could use the cul-de-sac on the subdivision side to turn around. The Commissioners asked about how many trucks they would expect. Doug said it would be based on demand, but it would be able to hold about 350 trucks. Commissioner Dement asked how long the applicants have owned the property, and Rett answered they have owned it for about 2 months.

Commissioner Simpson asked where the trucks would turn around if they missed the entrance. Doug answered they would be able to turn around at multiple locations along Hwy 78. The Commissioners agreed that the tractor-trailer truck parking, and the traffic caused by that on Hwy 78, is the main concern. There was no one from the public present who was in favor of the request or who opposed the request. Commissioner Hagen made a motion to recommend approval and Commissioner Simpson seconded. Chairman Doyal opposed. Commissioner Vance abstained. The recommendation for approval was 4-1.

VI: Business Session. There was no business. New Commissioner Vance was introduced to the Board.

The meeting was adjourned at 7:16 PM.