



Carroll County
Department of Community Development
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Janet Hyde
County Planner

Carroll County Planning Commission
Tuesday, July 23, 2019
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 Randy Coggins, Kim Hagen, Cassie Marshall, and Terry Agne. Commissioner Deiadre Wilson was absent.
- III. Minutes (April 23, 2019). Unanimously adopted on a Motion by Commissioner Hagen, seconded by Commissioner Coggins.
- IV. Business Session. The County Planner updated the members and the public on the outcome of zoning cases from April.
- 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-19-07-01: Rezoning of 2.01 acres from Agricultural to R2 Residential for the purpose of splitting property to build a second residence. Land lot 243 of the 6th District, Parcel #100-0012, located at 100 Muirwood Drive, Temple, Georgia. Owner/Applicant: Aaron K. Blow. Commission District 3.

The Future Land Use Map designates this property as residential. Mr. Blow spoke in support of his application. There was no opposition. There were questions from the Board about whether the applicant lives on the property and he stated that he does. Commissioner Hagen motioned to deny and the vote was 3-2 to recommend denial.

C-19-07-01: Conditional Use for a Special Event Venue. Land Lot 90 of the 6th District., Parcel #150-0135, located at 2715 NE Hickory Level Road, Villa Rica, Georgia. Owner/Applicant: Clint and Amberly Nalley. Commission District 3.

Amberly and Clint Nalley spoke in favor of the request. Ken Barber and Susan Glenn spoke in support. One neighbor, Jodi Faucett, expressed concerns, but stated that she was not necessarily against. There were questions from the Commissioners regarding number of guests, restrooms, septic, noise, and distance of the venue from the property line. Commissioner Hagen made the motion to approve with the following conditions:

1. Events must end by 10 p.m.
2. The approval is for this owner only and shall not be passed to future owner of the property.
3. Any new structures must be at least 50 feet from property line.

The vote to recommend approval was unanimous.

Z-19-07-02: Rezoning from Agricultural to R2 Residential for the purpose of splitting the property to build two residences. Land lot 223 of the 10th District, Parcel #089-0887, located on Pleasant Ridge Road, Carrollton, Georgia. Applicant: Matthew Sutton. Owner: Hughes Custom Homes. Commission District 3.

The Future Land Use Map designates this property as residential. Mr. Sutton spoke in favor of the request. He stated that he wanted to split the property in order to construct two single family homes. He stated that there are other residential zonings in close proximity to the subject property. There were questions from the Board about sizes of lots that are in close proximity. There was no opposition. Commissioner Marshall made a motion to approve, but there was no second, so the motion died. Commissioner Hagen then made a motion to deny. The vote was 4-1 to recommend denial.

Commissioner Hagen made the motion to adjourn and Commissioner Marshall seconded. The meeting was adjourned at 7:30 p.m.