



Carroll County
Department of Community Development
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Janet Hyde
County Planner

Carroll County Planning Commission
Tuesday, August 27, 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, Deiadre Wilson, and Terry Agne.
- III. Minutes (July 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 July.
- V. Hearing Procedures: Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.
- VI. Requests:

C-19-09-01: Conditional Use for Secondary Detached Dwelling. The property is zoned Agricultural and consists of 2.51 acres. Land Lot 119 of the 10th District, Parcel #059-0056, located at 33 and 67 Lambert Lane. Owner/Applicant: Reyna Chavarria. Commission District 6.

The applicant spoke in favor of her request. She stated that she had wanted to construct a home for her parents using a portion of an existing barn. There was no opposition. The motion to approve was made by Commissioner Wilson and seconded by Commissioner Marshall. The vote to recommend approval for the secondary dwelling was 4-2.

C-19-08-02: Conditional Use for Secondary Detached Dwelling. The property is zoned Agricultural and consists of 12.8 acres. Land Lot 7 of the 6th District, Parcel #152-0130, located at 450 Hominy Creek Road. Owner/Applicant: Stephen A. Jackson. Commission District 5.

The applicant spoke in favor of the request. He stated that his brother has had two strokes and needs to live closer to family. He stated that there is an existing cabin on his property that he wants to move closer to his home. He stated that there is existing water and septic tank from a previous single wide mobile home that was located in that area. The motion to approve was

made by Commissioner Hagen and seconded by Commissioner Agne. The vote to recommend approval for the secondary dwelling was unanimous.

~~Z-19-08-01: Rezoning from Agricultural to R-3 Residential for the purpose of a subdivision. Land Lot 196 of the 6th District, Parcel #146-0633, located at 1600-Lake Paradise Road. Owner/Applicant: Tyler Alev/Alinea Georgia Fund I, LLC. Commission District 3. POSTPONED~~

Z-19-08-02: Rezoning from Agricultural to R-2 Residential for the purpose of splitting the property to build three residences. Land Lot 60 of the 6th District, Parcel #170-0080, located on Ithica Gin Road. Owner/Applicant: Steve Pulver/T&S Holdings, LLC. Commission District 3.

The applicant spoke in favor of the request. He stated that he had purchased four acres from the old Bone property when it was auctioned. He said that he wants to split the property into three 1+ acre tracts in order to construct three homes. The homes would range from 1,800-2,500 square feet and would have covenants and restrictions with design guidelines for color, materials, etc. There was no opposition. Motion to approve was made by Commissioner Hagen and seconded by Commissioner Agne. The vote to approve was unanimous.

z-19-08-03: Rezoning from Commercial to Agricultural in order to combine adjacent property. Land Lot 87 of the 10th District, Parcel #060-0223, located at 4169 W. Highway 166. Owner/Applicant: Billy R. Hyatt. Commission District 6.

The applicant spoke in favor of his request. He stated that he wants to convert his commercially-zoned property to agricultural zoning in order to combine it with his other agriculture property and save on his taxes. There was no opposition to the request. Motion to approve was made by Commissioner Agne and seconded by Commissioner Marshall. The vote to approve was unanimous.

Z-19-08-04: Rezoning from Commercial to R-2 Residential in order to construct a single family residence. Land Lot 59 of the 10th District, Parcel #078-0028, located at 653 Tyus Carrollton Road. Owner/Applicant: Roger Hornsby and Karen Sifton.

Real estate agent Steve Farish spoke in favor of the request. He stated that they are seeking to rezone the property to residential in order to construct a 2,700 square foot home. There was a group of approximately 7-8 people in the back of the room who raised their hands in support of the request. There was no opposition. The motion to approve was made by Commissioner Wilson and seconded by Commissioner Marshall. The vote to approve was unanimous.

VII. First Readings. The County Planner updated the Commission on first readings for next meeting.

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