



Carroll County Department of Community Development

Carroll County Planning Commission Historic Courthouse, Old Superior Courtroom 323 Newnan Street, Carrollton, GA

1. Call To Order

2. Roll Call

3. Minutes

4. Hearing Procedures

5. Requests

5.I. C-23-11-01

C-23-11-01: Conditional Use for storage warehouses and storage spaces for RVs and boats at 1040 N 27 Hwy. Parcel #094-0258, Land Lot 60 of the 11th District. Owner/Applicant: Coldwater LLC. Commission District 5.

Documents:

[C-23-11-01.PDF](#)

6. Business Session

Update from Board of Commissioners meeting

7. First Reading

8. Adjournment

20231143 CU



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

CONDITIONAL USE APPLICATION

C-23-11-01

Date Received: _____
Received by: _____

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda. No exceptions.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

Applicant Name: Coldwater, LLC
 Address: 931 Rome St. City: CARROLLTON State: GA Zip: 30117
 Phone: 678-378-4433 Fax: () _____ Email: Johnfdenney@gmail.com

Agent Name: John Denney
 Address: 931 Rome St. City: CARROLLTON State: GA Zip: 30117
 Phone: 678-378-4433 Fax: () _____ Email: Johnfdenney@gmail.com

Owner Name (if different from applicant): SAME
 Address: _____
 Phone: () _____ Fax: () _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

PROJECT

Project Name: 27 Lock Tight Storage
 Conditional Use Location (attach location map): 1040 N 27 Hwy, Roopville, GA 30170
 Proposed Use: Personal Storage Facilities
 Square Footage of Proposed Residence: N/A
(must be at least 1,230 square feet)

Total acreage: 5.59
 Describe Proposed Conditional Use:
Secured personal storage facility

Staff Use Only

Land Lot _____ of the _____ District, Carroll County Tax Map _____ Parcel _____



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: *The property has 2 existing commercial drives on U.S. Highway 27. Any impact will be minimal.*

Parking: *Relevant parking needs will be provided.*

Availability of Public Facilities/Utilities: *All needed utilities exist on site.*

Other relevant Impacts of the Proposal: *None Known.*

Describe how the proposed Conditional Use will be a benefit to the public.

Provide needed personal storage in a readily accessible location; aesthetically appropriate with high quality construction.

See accompanying information.

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:

Janet Hyde, County Planner
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

Application No: _____
 Filing Fee: _____
 Pre-Application Conf: _____
 Date Advertised: _____
 Date Notices Sent: _____
 PC Public Hearing Date: _____
 BoCC Public Hearing Date: _____
 Disposition: _____
 Approved by Resolution #: _____



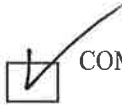
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SKETCH OF PROPERTY

Please check:



COMMERCIAL



OTHER: _____

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property:

Billboard Sign

Describe the type of structure that you plan to build:

Security fenced personal Storage Facility

Is this a multiple road frontage lot?

No. U.S. Hwy 27 only.

Sketch of Property



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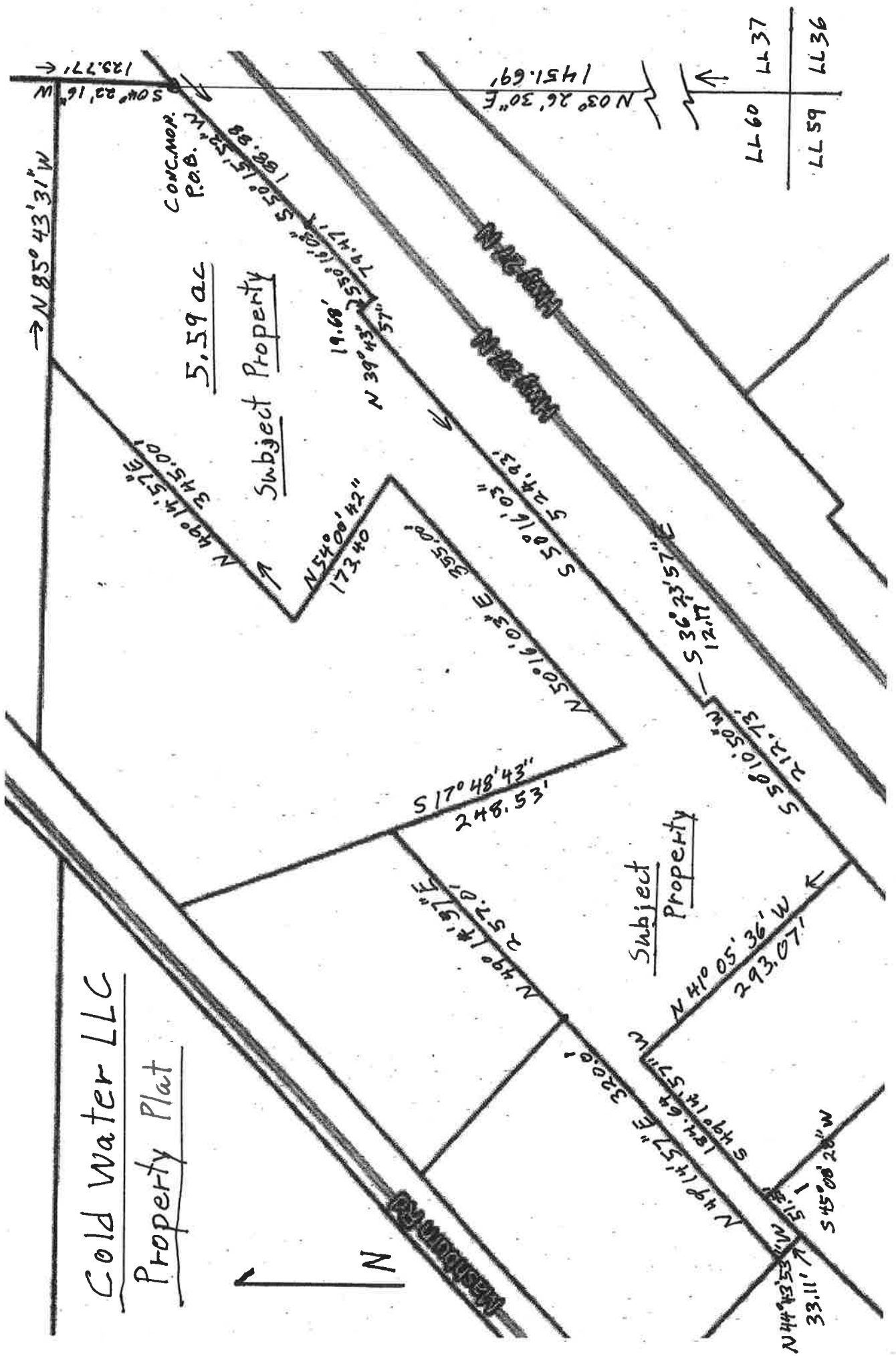
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PARCEL INFORMATION SHEET
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be filled out by Map Room Personnel in Room #414

DEPARTMENT STAFF/MAP ROOM OFFICIAL:		B.R.	
MAP:	094	LAND LOT:	060
PARCEL:	0258	DISTRICT:	11
CURRENT PROPERTY OWNER:		COLD WATER LLC	
PROPERTY OWNER AS OF JANUARY 1 ST :		11 11	
APPLICANT (IF DIFFERENT FROM OWNER):			
PROJECT ADDRESS:		1040 N 27 Hwy	
CITY:		Roopville Carrollton, Ga. 30117	
TELEPHONE NUMBER:		678-378-4433	
SUBDIVISION:		LOT #:	
ACREAGE:	5.59	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION			
REQUIRED SETBACKS		FRONT	
		SIDE	
		REAR	
CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST			
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification			
Signature of County Planner or Designee: _____		Date: _____	
Comments: _____			
CDP COMPLIANCE	<input type="checkbox"/> YES	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____	
	<input type="checkbox"/> NO		
PLAT APPROVED	<input type="checkbox"/> YES	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____	
	<input type="checkbox"/> NO		
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES	Signature of County Planner or Designee: _____ Date: _____ Comments: _____	
	<input type="checkbox"/> NO		

Cold Water LLC
Property Plat



LL60	LL37
LL59	LL36

Subject Property

Subject Property

5.59 ac

CONC. MON.
R.O.B.



Overview



Legend

- Parcels
- Roads

Parcel ID 094 0258
Class Code Commercial
Taxing District COUNTY
Acres 5.59

Owner COLD WATER LLC
 C/O JOHN & TAMMY DENNEY
 2345 HAYS MILL RD
 CARROLLTON, GA 30117
Physical Address 1040 N 27 HWY
Assessed Value Value \$141800

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 10/17/2023
 Last Data Uploaded: 10/16/2023 6:48:13 PM

Developed by  Schneider
 GEOSPATIAL

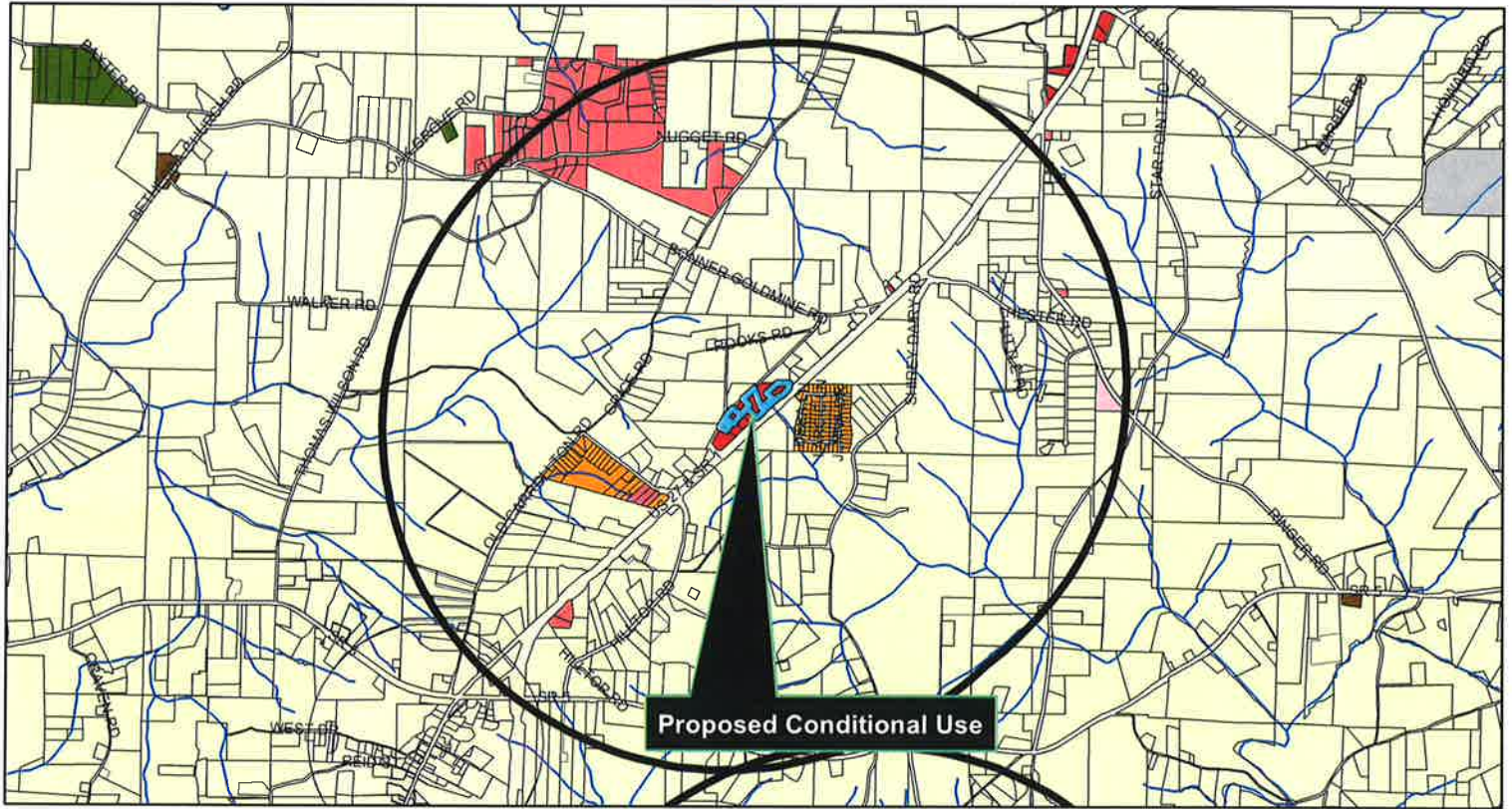


C-23-11-01

Conditional Use for storage warehouses and storage spaces for RVs and boats
Owner/Applicant: Coldwater LLC
Parcel 094-0258

Zoning Map

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development*
- R1 - Single Family Home (3 ac min.)*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)*
- R30 - Single Family Home (0.75 ac min.)*



Future Land Use

- 1.5 Mile Radius
- Primary
- Secondary
- Agriculture
- Commercial
- Fairfield
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util

