

**Carroll County Board of Commissioners
PLANNING COMMISSION SYNOPSIS
July 23, 2019**

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. Three other neighbors spoke in support. One neighbor expressed concerns, but stated that she was not necessarily against. There were questions from the Commissioners regarding 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 approve 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.