



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

C-20-01-03

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Randy Coggins
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: January 26, 2021
BOARD OF COMMISSIONERS: February 2, 2021

REQUEST: Conditional Use for a secondary detached dwelling.

Applicant: Jean Staneck
Owner: Jacob Warren
Acres: 6.75

Current Land Use: Residential
Future Land Use: Agricultural

Parcel Number(s): 095-0035
Location: 667 E. Highway 5, Roopville

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a secondary detached dwelling.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The proposed use will not have an adverse effect on the neighborhood.

B. Whether or not the use is otherwise compatible with the neighborhood.

The use is compatible with the neighborhood.



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C. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance as defined under state law.

D. Whether or not quiet enjoyment of surrounding property will be adversely affected.

The quiet enjoyment of surrounding property will not be adversely affected.

E. Whether or not property values of surrounding property will be adversely affected.

The surrounding property values will not be adversely affected.

F. Whether or not adequate provisions are made for parking and traffic considerations.

Not applicable.

G. Whether or not the site or intensity of the use is appropriate.

The site and intensity of the use is appropriate.

H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.

There are no special or unique conditions to this request.

I. Whether or not adequate provisions are made regarding hours of operation.

Not applicable.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Not applicable.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

Landscape plan is not required.

L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected.

M. Whether the applicant can vary from any minimum required lot size requirement.

Not applicable.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The subject property has access from Highway 5. The proposed additional single family dwelling may access the property from the existing driveway, but may also construct a new driveway. The anticipated traffic generation rate is an average of 1 per hour or 10 trips per day.

Carroll County Engineer: The subject property is not within the 100-year flood plain or probable wetland. There are no known "state waters" on the subject property. Madison soils should support septic.



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Carroll County Fire Rescue: No comments at the time of this report.

Carroll County Board of Education: The proposed single family dwelling could add one family to the Carroll County School System.

Carroll County Water Authority: Carroll County Water Authority serves this property, but does not review for fire protection requirements. Zoning analysis does not reserve water capacity.

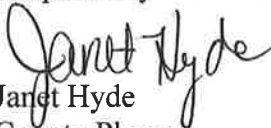
All received departmental comments are available upon request.

STAFF COMMENTS: The proposed property consists of four acres with a 962 square foot home which was constructed in 1882. That home is occupied by an elderly relative of the applicant. The applicant wishes to place another home on the property and does not wish to split the property or remove the existing dwelling. Because the relative is not immediate family, the property does not qualify for an Intra-Family Transfer Variance by the Board of Appeals.

STAFF RECOMMENDATION: APPROVAL.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on January 9, 2021; a sign was posted on the subject property, and all abutting property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,


Janet Hyde
County Planner