



**Carroll County
Department of Community Development**

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PLANNING COMMISSION SYNOPSIS

June 27, 2021

C-21-07-01: Conditional Use for a Tasting Room/Event Center, located at 83 Hominy Creek Road, Carrollton. Parcel #152-0077, Land Lot 28 of the 6th District, consisting of approximately 10 acres. Owner/Applicant: Charles Cornell. Commission District 3.

Charles Cornell spoke on behalf of his application. He stated he had been growing grapes since 2012 and now wanted to open a tasting room with an event venue. He said he wants to build a pole barn but is waiting until building prices come down. He said he only will be open Thursday thru Saturday, but will allow cleanup from events on Sundays. His barn will be 1,600 sf with two sides on it and will be a small operation. He said he will allow food trucks.

Judy Wallis of 168 Brooks Road spoke in opposition. She stated that she has lived there since 1984 and this is a residential community. She said weddings are not always quiet and don't always end when they are supposed to.

Mr. Cornell spoke in rebuttal and stated that there is a construction company across the road from him that operates 6 a.m. until 7 p.m. and it causes quite a bit of noise already. He said his operation will be so far off of the road that it will not be a nuisance. He said there won't be that much traffic and that the community is not really a subdivision. He said he has ten acres. He said there are two rental houses to the left. He has no intention for a honky-tonk as he lives on the property and will not let it get out of hand. He said the barn will be 300-400 yards off the road and his property is all fenced with a gate. He said the neighbors across the street are fine with it.

Commissioner Marshall asked how many people would be attending, and Mr. Cornell stated it would be a maximum of 50. He said he would not allow tour buses and would not be advertising to them. He wants it to be a place to sit and relax.

Commissioner Hagen asked staff if the applicant would be allowed to have weddings and staff stated yes, as well as retirement parties, graduation parties, and similar events.

Commissioner Dement asked if he had a vineyard on site, and Mr. Cornell stated yes, about one acre of grapes. Commissioner Dement then asked about access, and Mr. Cornell stated that there is a gate at the front corner.

Commissioner Marshall motioned to recommend approval and Commissioner Dement seconded. The vote to recommend approval was unanimous.

Z-21-07-01: Rezoning from R1 Residential to Agricultural for the purpose of splitting and combining with other agriculturally zoned properties, located on Bear Creek Road. Parcel #073-0091, Land Lot 218 of the 10th District, consisting of approximately five acres. Owner/Applicant: William Joe Berry, Jr., and Mary Catherine Berry. Commission District 6.

Mr. and Mrs. Berry spoke on behalf of their application. They stated that they are purchasing the five acre parcel and would like to split it with their neighbor and that both would be combining with their current properties. There was no opposition. The neighbors who will be purchasing the other portion of the property were in the audience in support of the application.

Commissioner Hagen asked for clarification that they would be combining the subject property with their current property and Mrs. Berry answered yes.

Commissioner Wilson motioned to recommend approval and Commissioner Hagen seconded. The vote to recommend approval was unanimous.

Z-21-07-02: Rezoning from Agricultural to Commercial for the purpose of a neighborhood grocery and gas station, located at 2991 Shady Grove Road. Parcel #129-0090, Land Lot 248 of the 5th District, consisting of approximately 3.43 acres. Owner: Dorothy J. Green. Applicant: Ali Akber. Commission District 3.

John Bass from Georgia and West spoke in favor of the application. He stated that his client would be purchasing the existing commercial building, an old store, and reopening it as a convenience store. He said it needs to be properly zoned so that a business license could be obtained. There was no opposition.

Chairman Doyal asked staff if this was a property that fell through the cracks, and staff indicated that it had been researched and no zoning case could be found to support the commercial use of the property.

Commissioner Dement asked about what type of store, and Mr. Bass stated it would be a typical convenience store with drinks and snacks. He said they may have gas in the future, but that there are no gas tanks there now as they were removed. Mr. Dement went on to say that he noticed the applicant is not local and asked whether he would be moving here. Mr. Bass stated that the applicant had several stores around the metro area and would most likely be hiring a manager for the store. Mr. Dement asked if this would be a franchise and Mr. Bass stated that he did not know the answer, but that it would not be a QuikTrip or RaceTrac. It would be more your typical kind of neighborhood convenience store. Mr. Dement asked if it would be a Dollar

General type model and Mr. Bass stated that it would not be retail but would be convenience store model.

Commissioner Hagen asked staff about the Future Land Use designation and staff said that the Future Land use is Residential.

Commissioner Hagen made a motion to recommend denial and Commissioner Dement seconded. The vote was 2 to approve the motion to recommend denial and 3 against the motion to recommend denial, so the case will move forward to the Board of Commissioners with no recommendation.

Z-21-07-03: Rezoning from Agricultural to Residential for the purpose of four new residences, located on Pleasant Hill Road at Harris Road. Parcel #131-0124, Land Lot 139 of the 5th District, consisting of approximately 5.6 acres. Owner: SCRJ Collaborators, LP. Applicant: Brian Preston. Commission District 5.

Brian Preston spoke in behalf of his application. He stated that he and his wife had taken on projects to take broken things and turn them into something beautiful and take abandoned and forsaken properties and make them better. He said he wants to take this property with old dead pine trees and divide it into four 1+ acre lots and build nice properties. He said he had just removed 200 bags of trash from the property at 64 Harris Road, adjacent to subject property and just wants to clean up the area.

He said what he wants to do is similar to what was done at the corner of Holly Tree and Pleasant Hill, build 1,500 to 1,800 sf homes. He will not place mobile homes. He said Pleasant Hill is extremely busy and he would want the homes to face Pleasant Hill but have access from Harris Road. He said he and his wife love the location and the community. They have lived in the community for four years. They have a vision to revitalize the neighborhood.

Danny Herrin of 145 Dyer Circle spoke in opposition. He stated that Pleasant Hill is indeed very busy. He said having four houses gives more chance for accidents.

Richard Robinson of 87 Wayside Road spoke in opposition. He stated that traffic is terrible and that Pleasant Hill is a cut-through for people going from south Carroll County to I-20. He said he wants to protect and keep community like it is. He said he knows Brian and has seen his work and this is not against him, but against the location.

David Baskin of Holly Road spoke in opposition. He stated that the trees are dead because they are on a solid sheet of rock. He said he worked for power company and knows that there is rock there. He said if you let this happen it is going to keep happening.

Andrew Harris of Harris Road spoke in opposition. He stated that ever since Mr. Preston bought the property that people have started coming onto his property and he does not want to see this happen.

Rick Jiles of 291 Harris Road spoke in opposition. He stated that he has lived there for 41 years. He said that they have been able to keep a rural community. He said once you make a decision to rezone, that you open a can of worms. He said Pleasant Hill traffic is bad and it is impossible to make a left turn out of Harris Road. He said it might fit the Future Land Use, but doesn't fit the current zoning. He said he is not opposed to one house, but he is opposed to four.

Brian Preston spoke in rebuttal and said that he has had soil tests done and they all came back good. He said that if four homes doesn't work that he is open to less than four. He said he knows that it is a very dangerous curve but it is a great opportunity to make something good there.

Mr. Jiles spoke in rebuttal opposition and stated that if you do anything less than what the ordinance says, you are setting a precedent. He said he stands opposed to anything less than four acres for a home.

Bobby Jacobs spoke in opposition rebuttal and stated that there are many three acre parcels in the area and he thinks it should not be rezoned.

Commissioner Hagen asked staff about the Future Land Use Plan and staff explained the process of public hearings that were held for the public to have input on where growth would be going in the future.

Commissioner Dement asked if Mr. Preston would be open to two homes, and he stated that three would be ideal, but that he could be open to two. He said he would be open to two-acre lots.

Commissioner Dement made a motion to recommend approval with two houses. Commissioner Hagen seconded. The vote to recommend approval with the condition of two homes was unanimous.

Updates and Re-Adoption of Carroll County Official Zoning Map. Staff explained the agenda item and the floor was open for public comment. There were no public comments. The vote to recommend approval was unanimous.

Re-Adoption of Amendment to Comprehensive Plan regarding broadband services. Staff explained the agenda item and the floor was open for public comment. There were no public comments. The vote to recommend approval was unanimous.

Amendments to Zoning Ordinance regarding dirt pits. Staff explained the agenda item and the floor was open for public comment. There were no public comments. The vote to recommend approval was unanimous.