



**Carroll County
Department of Community Development**

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PLANNING COMMISSION SYNOPSIS
November 23, 2021

C-21-11-01: Request for Conditional Use Permit for a Rodeo/Family Entertainment/Special Event Facility, located at 112 Eureka Church Road, Carrollton. Parcel #058-0014, Land Lot 152 of the 10th District. Owner: Rick L. Young, d/b/a RLY, LLC. Applicant: Corinna Young, d/b/a K Squared Farms, LLC. Commission District 6.

Withdrawn by applicant before meeting.

Z-21-11-01: Request for Rezoning of one acre and an existing home, out of a 65.57 acre tract from Agricultural to Residential, located at 2036 Rockmart Road, Villa Rica. Parcel #145-0019, Land Lot 229 of the 6th District. Owner/Applicant: Gregory A. Broom. Commission District 3.

Mr. Broom spoke in favor of his request. He stated that he had recently purchased the subject property and it is adjacent to the property where he has lived since 1977. He wants to split out the existing home on the subject property with one acre and to do that he has to rezone it to residential. He will place the remaining property in the Ag covenant along with his other property. He said he is at the age where he does not want to renovate the house, but just wants to sell it. He said there are many other homes in the area that are on one acre or approximately one acre of land, and there are two subdivisions within 900 feet of the subject home. There are two additional subdivisions within a half mile. Commissioner Hagen asked how big the house is and the applicant stated it was three bedroom, 1 ½ bath. Mr. Hagen then asked why he was not going to leave more land with the house and he said the person interested in purchasing the house does not want more than an acre of land. He said there is an old logging road that accesses the remaining portion of the land that would be impacted if he included more land with the home. There was no opposition.

Commissioner Huddleston motioned to recommend approval and Commissioner Simpson seconded. The vote to recommend approval was unanimous.

Z-21-11-02 and C-21-11-02: Request for Rezoning of 11.44 acres from Agricultural to Commercial and Conditional Use for Storage Facility on 12.9 acres, located on W. Highway 78, Parcels #147-0218 and 147-0006, Land Lot 166 of the 6th District. Owner: Clifford Brown. Applicant: Leonard Olim. Commission District 3.

The applicant's attorney, Joel Larkin, spoke in favor of the request. He stated that the subject property is two adjacent parcels, one of which contains buildings which were previously used as a flea market. He said the owner, Mr. Brown, is deceased. The property has been boarded up and abandoned. His client would like to renovate the existing home on the property to use as an office and then renovate the buildings to be used as self storage. He said there are a lot of mixed uses around the property, a church, a convenience store, an old cement

plant, a produce stand, etc. He said that the applicant also wishes to provide for RV and boat storage on the property. There was no opposition.

Commissioner Huddleston asked about fencing, lighting, landscaping, hours of operation and if he would remove the old buildings. Mr. Larkin stated that a portion of the land was already fenced, but the remainder would be fenced. He said the metal buildings on the property are really very nice and will be renovated and enclosed for the storage facilities. He said that he understands this property is in the Corridor Overlay and will be required to comply with those rules and regulations. The applicant then spoke and said that the hours of operation will most likely be 10-5, with the office being closed on Sunday and Monday.

Commissioner Hagen then asked about other facilities owned by the applicant, and the build-out schedule for this project. Mr. Olim stated that he owns four other facilities, all in Paulding County. He said that he plans to renovate the existing buildings but is not sure if he will be adding any additional buildings at this time. He would like to offer some climate control storage in the future. He said he has done demographic studies done which show a need for this service.

Commissioner Simpson asked what caught his eye about this location and Mr. Olim stated that Villa Rica is growing with a relatively high income level, the Highway 78 traffic, and the existing buildings are such good buildings to convert to storage.

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

Z-21-11-03: Request for Rezoning of 139.98 acres from Commercial to Industrial, located on Highway 113 at E. Luke Road, Temple. Parcels #125-0354, 125-0355, and 125-0590, Land Lot 117 of the 6th District. Owner: Johnson Estate and Alton Johnson and Cedar Tory Shoals. Applicant: ISG, in care of Biljack Bell. Commission District 3.

Mr. Bell spoke for his application. He stated that he is requesting to rezone these parcels from Commercial to Industrial for a light industrial park. He said there is a demand for and a need for additional buildings of this type in this area. He said he understands that this property is in the Corridor Overlay District and will require certain guidelines to be met for that and he said those improvements are exactly what he would already provide for the type of development that he builds. He said his initial plan is to construction 50-200,000 sf of speculative light industrial space with glass-front offices in front. He expects that each tenant would have 20-50,000 sf. He said the property is in close proximity to I-20. He said there are already other industrial uses nearby...Janus, Royal, the RV sales office, etc. He said what he is proposing fits very well with what is already there. He said it will be a phased development. There was no opposition.

Commissioner Hagen asked who the ideal tenant would be. Mr. Bell said that he expects more regional and local companies would be interested in this type of space. It would also serve companies already in the area who are looking for expansion. He said there are companies to the east of the county and to the north who are already seeking out buildings for expansion.

Commissioner Dement asked if Mr. Bell had other projects and where they were, and if this project is speculative. Mr. Bell stated that his most recent project had been at Riverside and Thornton Roads, a 500 acre project that has housed Gorton Foods, McMaster-Carr, and most recently Microsoft. He wants to create park with a sense of place that would attract businesses. He said this project is indeed speculative.

Commissioner Simpson asked about the flood plain on the property. Mr. Bell stated that he uses Contour Environmental for his civil engineering and they will design this project to stay away from the flood plain areas. He has no interested in getting near the wet areas. He said the flood plain and the creek creates an oasis with natural boundaries between the proposed industrial park and the neighboring properties.

He said the timeline for his project is to start construction within 365 days, but that could change depending on availability of steel packages. He said it is normally nine months. He said his return on investment is 3-5 years.

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