



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
C-22-05-01

CONDITIONAL USE APPLICATION FOR SECONDARY DETACHED DWELLING

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Paul Dement
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: June 21, 2022
BOARD OF COMMISSIONERS: July 12, 2022

REQUEST: Conditional Use for a secondary detached dwelling.

OWNER/APPLICANT: William Yancey
ACRES: 6
PARCEL NUMBER(S): 112-0169
LOCATION: 1248 Whooping Creek Road

Current Land Use: Residential
Future Land Use: Residential

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a secondary detached dwelling. The applicant is planning to make an addition to an existing barn which will be living space for his mother, who is under his care.

SURROUNDING PROPERTIES:

	Current Zoning	Land Use
North	Agricultural	Agricultural/Residential
East	Agricultural	Agricultural/Residential
South	Agricultural	Agricultural/Residential
West	Agricultural	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. The neighborhood is predominantly agricultural and residential.



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

The use is compatible with the neighborhood. The neighborhood is predominantly agricultural and residential.

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 Whooping Creek Road. The anticipated traffic generation rate is an average 10 trips per day per dwelling.



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Carroll County Engineer: The subject property does contain some flood plain. There are no “state waters” on the property.

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

Carroll County Board of Education: The proposed single family dwelling will have little impact to the Carroll County School System at this time. The proposed dwelling will have no impact on the enrollment of the schools at this time.

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.

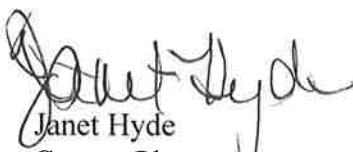
All received departmental comments are available upon request.

STAFF COMMENTS: The proposed property consists of six acres with an existing 1,615 sf home, a barn, and an equipment shed. The applicant wants to use the outside wall of the existing barn and add to it to construct a dwelling for his mom, who is under his care. He has already spoken with the Carroll County Building Inspector about this project and the requirements to use a portion of an existing barn for a dwelling. If the request is approved, the applicant will use an existing driveway to the barn to access the new dwelling. The property is zoned Agricultural which has a four acre minimum. The use will have no adverse impact on the neighborhood.

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 June 3, 2022; a sign was posted on the subject property, and all adjacent property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,


Janet Hyde
County Planner

Conditional Use Permit Application

Carroll County
423 College Street

Department of Community Development
Carrollton, GA 30117 (770) 830-5861



Date Received: 5/17/20
Received by: glt

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: <u>William Yancey</u>
	Address: <u>1248 Whooping CK Rd</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30116</u>
	Phone: <u>470 398-7005</u> Fax: () _____ Email: <u>greg.yancey@fcloud.com</u>
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____ Email: _____	
Owner Name (If different from applicant): _____	
Address: _____	
Phone: () _____ Fax: () _____	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: <u>Yancey Addition Barn</u>
	Conditional Use Location (attach location map): <u>1248 Whooping CK Rd Carrollton GA 30116</u>
	Proposed Use: <u>2nd Residence</u>
	Total acreage: <u>6</u>
Describe Proposed Conditional Use:	
<u>I am wanting to add an addition to my current Barn, so that I can have a living space for my mom, whom I am caring for.</u>	

Staff Use Only

Land Lot <u>193</u> of the <u>5th</u> District, Carroll County	Tax Map <u>112</u>	Parcel <u>0169</u>
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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: It will not effect traffic, only one additional car would use our driveway. Also my mom is 74 and hardly leaves home.

Parking: Parking is available at the barn now.

Availability of Public Facilities/Utilities: Only new facilities would be an addition of a new septic system. Barn currently has power & water.

Other relevant Impacts of the Proposal:

NONE

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

This would be a second ~~residence~~ Residence

Required Materials to Accompany the Application:

1. Completed application and the fee, \$350 cash
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: C-22-0601
Filing Fee: 9150
Pre-Application Conf: 517.22
Date Advertised: 6-3-22
Date Notices Sent: 6-9-22
PC Public Hearing Date: 6-29-22
BoCC Public Hearing Date: 7-12-22
Disposition: _____
Approved by Resolution #: _____

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Conditional Use Permit

William Yancey, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a Conditional use permit under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 17th day of May, 2022, _____.

x William S Yancey

AFFIANT (signature)
Address:


Sworn to and subscribed
before me this 17th day
of May, 2022



My Commission Expires:

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: _____
Address: _____


CARROLL COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 60.00
DATE 7-3-01
Kenneth Hanner
CLERK OF SUPERIOR COURT

Return to:
William J. Wiggins
203 Tanner St.
Carrollton, Ga 30117

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT
01 JUL -3 PM 3:51
Kenneth Hanner
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

WARRANTY DEED

Prepared By & Return To:
WIGGINS & CAMP, P.C. (Pd)
Attorneys-at-Law
203 Tanner Street
Carrollton, Georgia 30117
(770) 832-2482

STATE OF GEORGIA, COUNTY OF CARROLL

THIS INDENTURE, made as of the 3 day of JULY in the year of our Lord Two Thousand and One (2001), between

MARIAN A. RENNARD, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF RAY ADERHOLD

as party or parties of the first part, hereinafter called Grantor, and

WILLIAM G. YANCEY AND ANITA YANCEY

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with and all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year written below.

Signed and sealed in our presence and executed by us this 3 day of JULY, 2001.

D



Overview



Legend

- Parcels
- Roads

Parcel ID 1120169
 Class Code Residential
 Taxing District COUNTY
 Acres 6

Owner YANCEY WILLIAM G & ANITA K
 1248 WHOOPING CREEK RD
 CARROLLTON, GA 30116
 Physical Address 1248 WHOOPING CREEK RD
 Assessed Value Value \$243365

Last 2 Sales			
Date	Price	Reason	Qual
8/8/2003	0	LA	U
12/12/2001	0	QC	U

(Note: Not to be used on legal documents)



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 1120169
Class Code Residential
Taxing District COUNTY
Acres 6

Owner YANCEY WILLIAM G & ANITA K
 1248 WHOOPING CREEK RD
 CARROLLTON, GA 30116
Physical Address 1248 WHOOPING CREEK RD
Assessed Value Value \$286336

Last 2 Sales			
Date	Price	Reason	Qual
8/8/2003	0	LA	U
12/12/2001	0	QC	U

(Note: Not to be used on legal documents)

Date created: 6/18/2022
 Last Data Uploaded: 6/17/2022 6:20:40 PM



C-22-06-01

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*

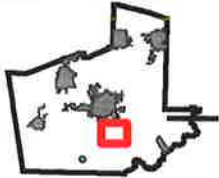
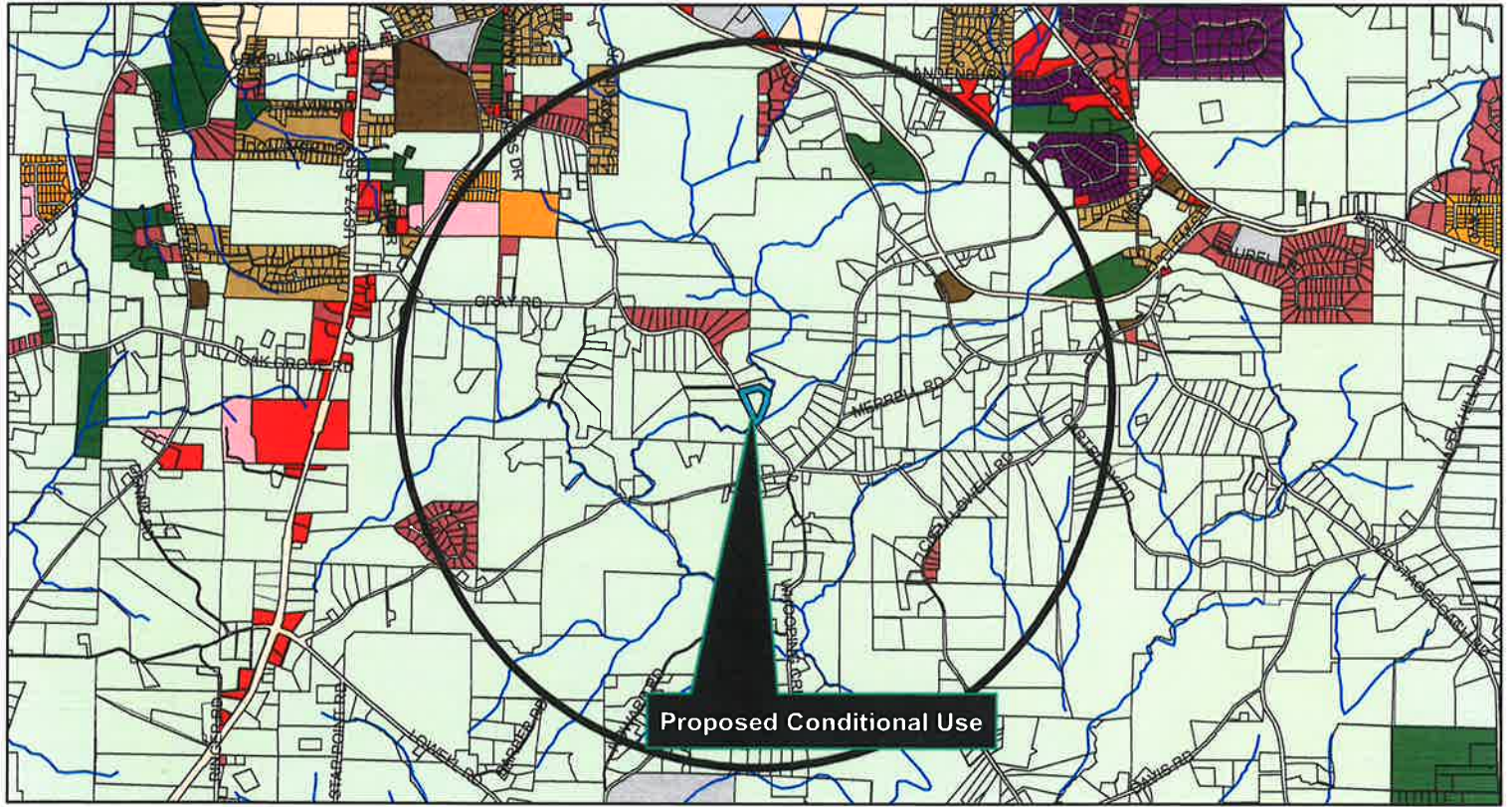
R1 - Single Family Home (3 ac min.)*

R2 - Single Family Home (1 ac min.)

R3 - Single Family Home (0.5 ac min.)*

R30 - Single Family Home (0.75 ac min.)*

CUP for Secondary
Detached Dwelling
Owner/Applicant: William Yancey
Parcel 112-0169



Future Land Use

1.5 Mile Radius

Primary

Secondary

Agriculture

Commercial

Fairfield

Industrial

Park/Rec/Con

Public/instituti

Residential

Trans/Comm/Util

