



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Ben Skipper
Director
C-22-11-01

CONDITIONAL USE FOR SECONDARY DWELLING

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

PUBLIC HEARING DATES
PLANNING COMMISSION: December 20, 2022
BOARD OF COMMISSIONERS: January 3, 2022

REQUEST: Conditional Use for a secondary detached dwelling.

OWNER: Ken and Alyson Nesbitt
APPLICANT: Ken and Alyson Nesbitt
ACREAGE: 4.0
PARCEL NUMBER(S): 095-0090
LOCATION: 851 Shirey Dairy Rd, Carrollton

Current Land Use: Agricultural
Future Land Use: Agricultural

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

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.



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The proposed use will not have an adverse effect on the neighborhood. The neighborhood is predominantly agricultural and residential.

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. Subject property is 496.18 acres.

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.



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M. Whether the applicant can vary from any minimum required lot size requirement.
The applicant does not have enough property (min 4ac)

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The subject property has access from Shirey Dairey Road. The anticipated traffic generation rate is an average 10 trips per day per dwelling.

Carroll County Engineer: No comment

Carroll County Board of Education: The proposed pool house 2nd dwelling will have little impact to the Carroll County School System at this time. One family could potentially be added to the student population.

Carroll County Water Authority: . Zoning analysis does not reserve water capacity.

All received departmental comments are available upon request.

STAFF COMMENTS: The proposed property consists of 4.0 acres with an existing home on the property. The applicant wants to add an 1,300 sq ft Pool House home in order to have guest space. The property is zoned Agricultural which has a four-acre minimum. The use will have no adverse impact on the neighborhood.

STAFF RECOMMENDATION: APPROVAL.

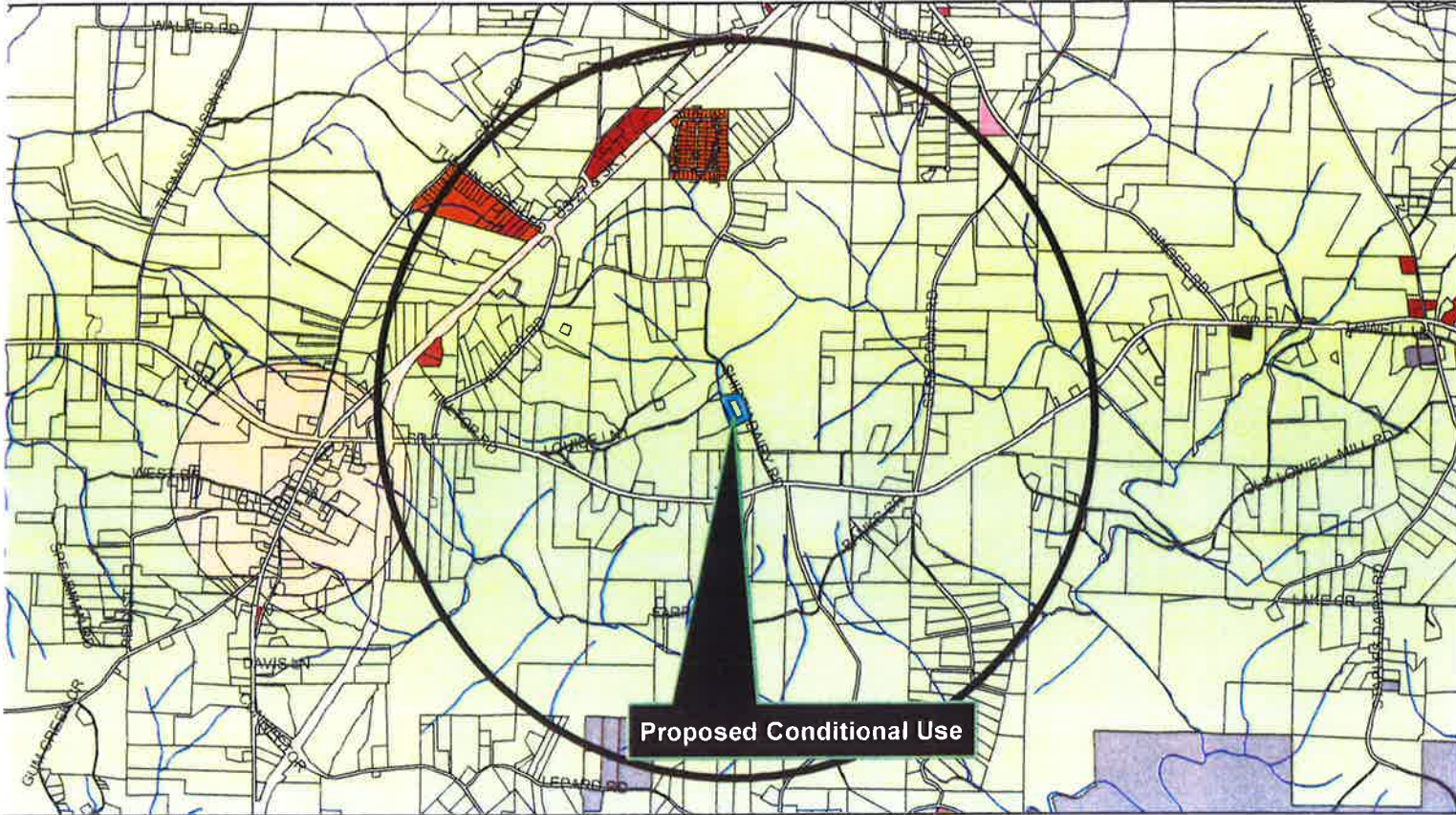
PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on November 29, 2022; a sign was posted on the subject property, and all adjacent property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Ben Skipper
Director

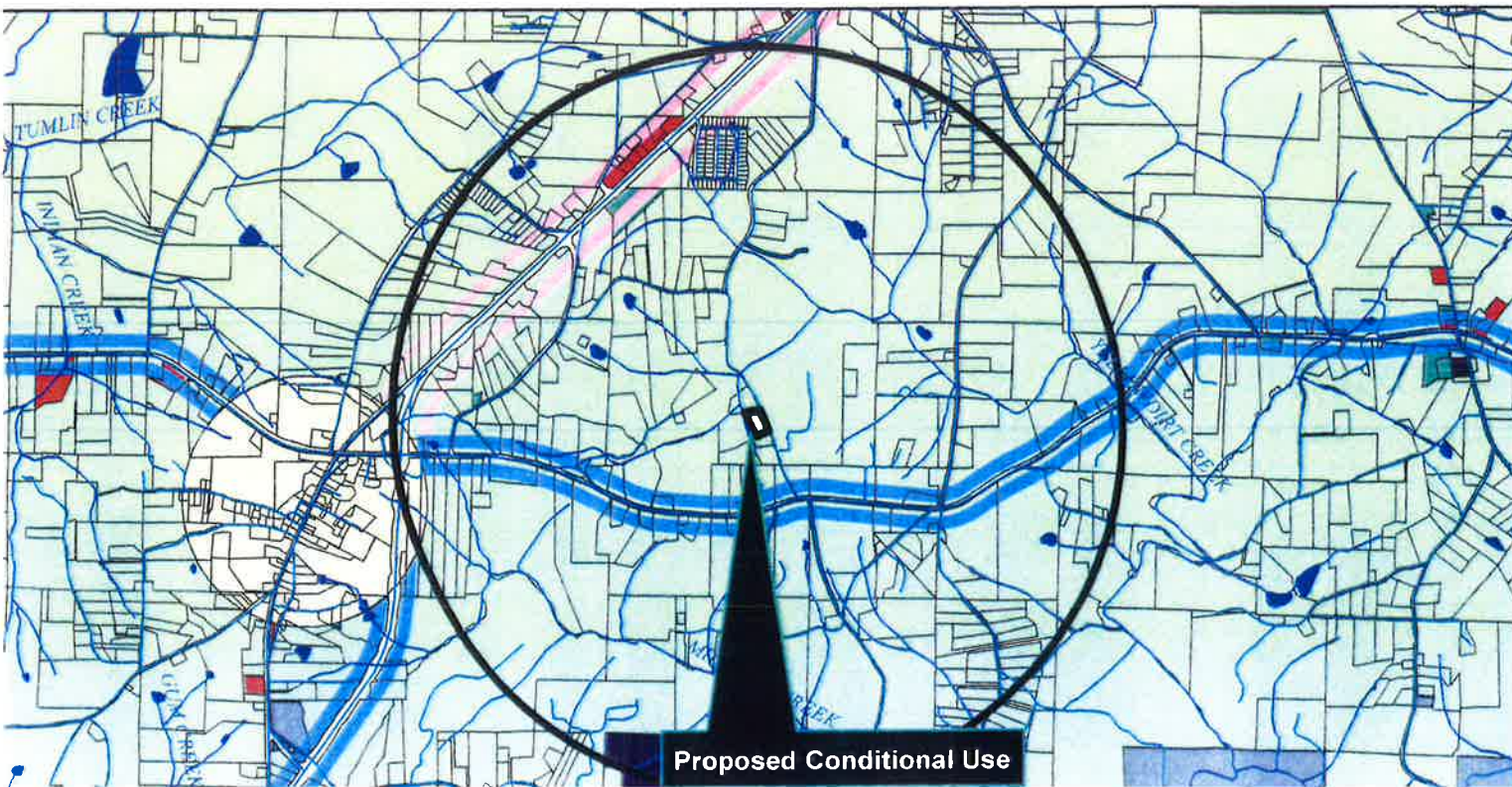
Ken & Alyson Nesbitt
Parcel 095-0090

- | | | |
|-----------------------------|---|---|
| 1.5 Mile Radius | TP - Technology Park | PUD - Planned Unit Development* |
| Municipal | OI - Office and Institutional | R1 - Single Family Home (3 ac min.)* |
| A - Agriculture (4 ac min.) | HDDR - High Density Detached Residential* | R2 - Single Family Home (1 ac min.) |
| C - Commercial | MFR - Multi-Family Residential | R3 - Single Family Home (0.5 ac min.)* |
| I - Industrial | MHS - Manufactured Home Subdivision | R30 - Single Family Home (0.75 ac min.)* |



Future Land Use

- | | | | |
|-----------------|-------------|------------------|-----------------|
| 1.5 Mile Radius | Agriculture | Industrial | Residential |
| Primary | Commercial | Park/Rec/Con | Trans/Comm/Util |
| Secondary | Fairfield | Public/instituti | |





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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: Minimal to no change

Parking: Provide additional enclosed spaces.

Availability of Public Facilities/Utilities: Public water and electricity available at roadside. Separate meter than main house.

Other relevant Impacts of the Proposal:

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

Will raise property values in the area and provide additional tax income for the county.

Required Materials to Accompany the Application:

1. Completed application and the fee.
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: _____
Filing Fee: _____
Pre-Application Conf: _____
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____

Revision Date: 3-4-2020