

# Carroll County, Georgia Planning Commission Minutes, July 28, 2015

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## MINUTES

Carroll County, Georgia Planning Commission

July 28, 2015

6:30 PM

Carroll County Administration Building, Room A, 423 College St. Carrollton, GA

- I. Call to Order. The meeting was called to order at 6:30 PM by Chairman Doyal
- II. Roll Call. The Zoning Administrator called the roll.  
Present: Chairman Jerry Doyal  
Vice-Chairman Keith Taylor  
Commissioner Deaidre Wilson  
Commissioner Warren Powell  
Commissioner Cassie Marshall  
Commissioner Jerry Driver  
Absent: Commissioner Terry Agne
- III. Minutes; June 23, 2015. Unanimously adopted on a motion by Commissioner Wilson and second by Commissioner Driver
- IV. Business Session: Election of Chairperson and Vice-Chairperson  
Motion to re-elect Jerry Doyal as Chairman by Vice-Chairman Taylor was seconded by Commissioner Wilson with all in favor.  
Motion to elect Keith Taylor as Vice-Chairman by Chairman Doyal was seconded by Commissioner Powell with all in favor.
- V. Hearing Procedures. Chairman Doyal reviewed the hearing procedures; copies of which were available and made part of the Minutes by reference.
- VI. Requests. The Commission heard the following requests.

Conditional Use Permit #C-15-07-01, to request a Conditional Use/Variance to divide two (2) acres with an existing house in an Agriculture District at 2298 Five Point Road, Waco, GA 30182. Land Lot 334, 7<sup>th</sup> District. Tax Parcel 037-0028. Owner/Applicant: Brandon and Sherrie Little

Sherrie Little spoke in favor of the request. Mrs. Little stated the existing house would be sold with two (2) acres to another family and they would retain the remaining acreage and build a new home. There was no opposition to the request. A motion to recommend approval to the Board of Commissioners by Commissioner Powell was seconded by Commissioner Driver with all in favor.

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Conditional Use Permit #C-15-07-02, to request a Conditional Use/Variance to divide an existing house and one (1) acre in an Agriculture District at 117 Margaretha Drive, Bowdon. Lying in Land Lot 137, 9<sup>th</sup> District. Tax Parcel 029-0150. Owner/Applicant: John W. Cook Estate/Margaretha Cook Martin, Executrix

Judy McWhorter spoke in favor of the request. Mrs. McWhorter stated that the family wishes to keep the existing home and sale the remaining acreage along with the pond. There was no opposition to the request. Vice-Chairman Taylor asked about frontage to the property; Mrs. McWhorter stated Margaretha Drive extends and dead-ends into it, there is also frontage along Hwy. 166 but is not the most accessible spot. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Powell was seconded by Commissioner Marshall with all in favor.

Rezoning #Z-15-07-01, to request a Rezoning from R-3 to Technology Park (TP) for 115 acres more or less along the southerly right of way of the GA Hwy 166 Carrollton By-Pass and more specifically known as the "Buffalo Creek Technology Park" and lying in Land Lot 67, 10<sup>th</sup> District Carroll County. Tax Parcel 077-0468. Owner/Applicant: Development Authority of Carroll County.

Andy Camp, Vice-President of Carroll-Tomorrow spoke in favor of the request. Mr. Camp stated there was a recently adopted Technology Park zoning designation which was developed in collaboration with the several entities, including County staff, Development Authority and neighbors. Mr. Camp stated the zoning is needed in order to effectively market the park property to potential new recruitments and expanded operations. Also speaking in favor was Jacqueline Dost, 120 Shady Lane. Mrs. Dost stated she lives in the neighborhood adjacent to the park and she served on the steering committee for the Technology Park ordinance.

Speaking in opposition were Mark Lipham, Peggy White, Theresa Pope, Frances Jackson, and Jo Sybil McGuire. Mr. Lipham stated concerns the listed permitted uses as being too open-ended and the proximity to residential areas. Mrs. White stated she did not want any encroachment to the Cedar Woods subdivision. Mrs. Pope also wanted assurances that the technology park would not encroach into Cedar Woods. Mrs. Jackson wanted a clearer explanation of the types of manufacturing to be allowed and also questioned the covenants of the property. Mrs. McGuire reiterated some of the earlier concerns.

In rebuttal, Mr. Camp addressed some of the neighbors' concerns. Mr. Camp stated no incompatible uses or businesses would be allowed to enter the park. The manufacturing would be limited to testing procedures of research and development and similar businesses. Mr. Camp stated a business was interested in going into the park but that it was not a good fit and they are helping them to locate elsewhere in the county. Mr. Camp stated the wetland and floodplain area adjacent to Cedar Woods makes it economically and environmentally infeasible to develop any closer to Cedar Woods.

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Mr. Camp acknowledged any covenants would need to be released, if they presented an issue for development.

Vice-Chairman Taylor asked how this was different from other requests that were turned down for not having specified uses planned. Mr. Camp answered recruitment efforts are usually very fast moving with a narrow window of time and compete against many other jurisdictions in landing a development. Mr. Camp stated having the zoning in place is crucial, in order to not miss out on being considered for a development opportunity. Commissioner Powell asked if any opportunities are imminent. Mr. Camp answered he could not go into specifics but there is interest from new and existing local companies.

A motion by Commissioner Marshall to recommend approval of the request to the Board of Commissioners was seconded by Commissioner Powell and passed by a vote of 4-2, with Vice Chairman Taylor and Commissioner Wilson opposed.

### **VII. First Readings; August 25, 2015**

**VIII. Adjournment.** There being no further business, the meeting was adjourned at 7:12 PM