

1. Call To Order

2. Roll Call

3. Minutes

3.I. Minutes-April 25, 2017

Documents:

[APRIL MINUTES.PDF](#)

4. Business Session

5. Hearing Procedures

6. Requests

6.I. Rainey Road-Holloman

Documents:

[RAINEY ROAD-HOLLOMAN.PDF](#)

7. First Reading

MINUTES

Carroll County Planning Commission

Tuesday, April 25, 2017

6:30 PM

David Perry Administration Building

423 College St.

Carrollton, GA

- I. Call to Order . Chairman Doyal called the meeting to order at 6:30 PM
- II. Roll Call . The Zoning Administrator called the roll.
Present: Chairman Jerry Doyal, Commissioners Terry Agne, Jerry Driver, Cassie Marshall, Warren Powell and Deaidra Wilson. Absent: Vice-Chairman Keith Taylor
- III. Minutes (February 28 , 2017). Unanimously approved on a motion by Commissioner Agne and second by Commissioner Marshall
- IV. Business Session .
- V. Hearing Procedures . Chairman Doyal reviewed the hearing procedures, copies of which were available and made part of the Minutes by reference.
- VI. Requests

C-17-04-01 requesting a Conditional Use Permit to add a secondary detached dwelling on 2.05 acres, more or less, at 2470 Center Point Rd, Carrollton, GA. Land Lot 49, 6th District Carroll County. Tax Parcel 104-0046. Owner/Applicant: Sonia S. Thomas.

Sonjia Thomas spoke in favor of the request, stating the new manufactured home is for her daughter to reside in, in order to help her mother with her disabled daughter and elderly mother. Katie Walker spoke in opposition to the request, stating the back of the home will front her property and lower her property value. In rebuttal, Mrs. Thomas stated her home is over 100 years old and the land the Walker home sits previously belonged to her family. Mrs. Thomas further stated the Walkers built their home in the vicinity of her backyard and that the manufactured home would sit on an opposite corner from the Walker's home. Commissioner Powell asked about the size of the home: Mrs. Thomas answered a single-wide home. Chairman Doyal asked about setback requirements: Staff answered 15' on the sides and rear. Commissioner Powell asked about the driveway: Mrs. Thomas answered the existing driveway will be used. Commissioner Agne asked about well usage and who is to live there: Mrs. Thomas answered they will tie-in to the existing well and her daughter will live to assist their family. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Agne was seconded by Commissioner Powell and passed unanimously.

Z-17-04-01 requesting a Rezoning from Commercial to Office/Institutional for 3.3 acres, more or less, to construct & operate a Residential Personal Care, Assisted Living & Hospice Care Facility at 3080 Carrollton-Villa Rica Hwy., Carrollton, GA. Land Lot 115.

5th District, Carroll County. Tax Parcel 154-0208. Owner/Applicant: Clara Ugwuibe-Ogunseye

Clara Uguibe-Ogunseye spoke in favor of the request. Mrs. Ogunseye stated the new facility will be for assisted living, personal care and hospice care. There was no opposition to the request. Commissioner Agne asked about the number of residents: Mrs. Ogunseye stated it will in phases with 40-60 residents and five employees, initially. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Agne was seconded by Commissioner Powell and passed unanimously.

Z-17-04-03 requesting a Rezoning from Agriculture to Commercial for 1.14 acres, more or less, to construct a store at 1095 Horsley Mill Rd., Carrollton, GA. Land Lot 153, 5th District, Carroll County. Tax Parcel 133-0172. Owners/Applicants: Glenn Rainwater & Walt Hollingsworth

Walt Hollingsworth, 85 Old Mill Ct., spoke in favor of the request, stating he would like to build a 4000-SF country-style store on the property which previously had manufactured homes. Mr. Hollingsworth stated he felt the best use of the property was for a store, however, it would not be a Dollar General but be a store for farmers to sell their produce, have a deli and meat counter etc.

Richard Littleton, 20 Water Spaniel Lane, spoke in opposition to the request. Mr. Littleton is a deacons at the adjacent Pleasant Hill Baptist Church and stated the zoning change would have a negative and long-lasting effect on the church and surrounding community. Mr. Littleton stated concerns over lottery, alcohol and other sales contrary to their beliefs and teachings would be detrimental. Mr. Littleton thanked Mr. Hollingsworth for speaking to him about their concerns.

Doyle Akins, 200 Scenic Drive, spoke in opposition and as president of Oak Mountain View POA representing his neighbors. Mr. Akins stated a store is an inappropriate use, would be spot zoning, incompatibility with the church, the dangerous intersection and exasperation is crime. Mr. Akins asked for those in opposition to raise their hands.

Kyle Marshall, 1012 Horsley Mill Rd., spoke in opposition to the request. Mr. Marshall stated a decrease in property values, they'd rather have the manufactured homes than a store, asked to the Planning Commission to look it from their point of view, that there are plenty of existing stores in the area and that their peaceful enjoyment would be lost, if the zoning request is approved.

Joey Huckeba, 75 Foggy Bottom Dr., spoke in opposition to the request, stating the area is a wonderful mix of subdivisions, acreage and homes and that a store is not wanted or needed and he's fine with three manufactured homes.

Richard Littleton stated this is a not a financial but a spiritual decision and is of great importance to their church.

Alan Cooper, 1161 Oak Mountain Rd., spoke in opposition to the request, stating he has a 106-acre farm and once changed, the zoning won't change back

In rebuttal, Mr. Hollingsworth stated he understands the church's plight and is not sure if the store would be open on Sundays and that Sunday sales are not permitted in the unincorporated County. Mr. Hollingsworth stated this would be a \$500,000 investment and he wouldn't build anything he'd be ashamed to have his name attached to. Mr. Hollingsworth stated he'd spoke to Public Works Director Charles Pope regarding the intersection and what could be done to make improvements to it. John bass, 106 Hidden Lakes Drive, engineer for the project, spoke in of the request, stating the distance requirement for selling alcohol can be met on the site, that the lot is not conducive to a residential use and it would serve the immediate area.

Richard Littleton stated down the line, it would change hands.

Doyle Akins reiterated their strong opposition to the request.

Joey Huckeba stated there are several existing stores in the area and a 4,000-sf market is large.

Kyle Marshall stated more information is needed and if approved, what will be done about the intersection.

Kenneth Kagiyama, 102 Chestnut Ln., stated the four-way stop is constantly ran and deputy sheriffs are consistently in the area.

Commissioner Marshall asked how often the church has services: It was answered eight services a month.

Commissioner Agne asked about the number of manufactured homes: It was answered three were most recently there but previously there had been five

Additional questions were asked regarding the Staff's recommendation and compliance with the Comprehensive Plan and Future Land Use Map. The staff answered the recommendation is approval with conditions, that the property lies within the Urban Growth Area of the Future Land Use Map and the suggested conditions would require compliance with the Corridor Development Plan criteria.

After additional discussion, at motion to recommend approval of the request to the Board of Commissioners by Commissioner Agne was seconded by Commissioner Marshall and had a 2-2-2 vote (Chairman Doyal and Commissioner Powell in opposition,

Commissioner Wilson and Driver abstained; Commissioner Wilson owns an adjacent property and recused herself from voting and discussing the request)

VII. First Readings (May 23, 2017) Announced for May 23, 2017.

VIII. Adjournment . There being no further business, the meeting adjourned on a motion by Commissioner Wilson and Second by Commissioner Agne, with all in favor, at 7:20 PM

Variance Application

Carroll County
423 College Street

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



Date Received: 4/17/17
Received by: [Signature]

CP# 1552

Application must be filed by noon on the 1st Thursday 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: Justin Holloman
Address: 315 Willow Lane City: Temple State: GA Zip: 30179
Phone: (678) 796 - 5327 Fax: () - - Email: jwh080508@gmail.com
Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - - Fax: () - - Email: _____
Owner Name (If different from applicant): Edward Holloman
Address: 2560 Rainey Road
Phone: () - - Fax: () - -

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

CONDITIONAL USE

Project Name: _____
Variance Location (attach location map): 2560 Rainey Rd, Temple, GA
Proposed Use: New Home
Total acreage: 37.17
Describe Proposed Variance:
Requesting a variance to split two acres for a new home for grandson

Staff Use Only

Land Lot 880 of the 6th District, Carroll County Tax Map 180 Parcel 48

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

N/A

Parking:

N/A

Availability of Public Facilities/Utilities:

All are ready for hookup

Other relevant Impacts of the Proposal:

Two acres for grandson

Describe how the proposed Rezoning will be a benefit to the public.

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:

*Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117*

For Department Use Only

Application No: C-19-85-01
Filing Fee: ✓
Pre-Application Conf: AP
Date Advertised: 4/26/17
Date Notices Sent: 5/2/17
PC Public Hearing Date: 5/23/17
BoCC Public Hearing Date: 6/6/17
Disposition: _____
Approved by Resolution #: _____

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL:

MAP: 120 LAND LOT: 280
 PARCEL: 48 DISTRICT: 6th
 CURRENT PROPERTY OWNER: Holloman, Edward H & Joyce S
 PROPERTY OWNER AS OF JANUARY 1ST: _____
 APPLICANT (IF DIFFERENT FROM OWNER): _____
 PROJECT ADDRESS: 2500 Rainey Rd
 CITY: Tempe, AZ 85284

SUBDIVISION: _____ LOT #: _____
 ACREAGE: _____ PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION	<u>AG</u>
REQUIRED SETBACKS	FRONT <u>100 ft</u>
	SIDE <u>15'</u>
	REAR <u>15'</u>

CERTIFICATE OF ZONING COMPLIANCE – CHECKLIST

Owner(s) & Agent (if applicable)
 Legal Description or Adequate Description of Property
 Complete Inventory of Existing Structures (noting uses & non-conforming structures)
 Complete Inventory of Proposed Structures
 Complete Inventory of Existing Uses and/or Activities
 Applicant's Certification

Signature of Zoning Administrator or Designee:  Date: 4/17/17

Comments: _____

CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of Zoning Administrator or Designee: _____ Date: _____ Comments: _____



Overview 



Legend

-  Parcels
-  Roads

Parcel ID 1200048
Class Code Consv Use
Taxing District COUNTY
 COUNTY
Acres 37.17

Owner HOLLOMAN EDWARD H & JOYCES
 2560 RAINEY RD
 TEMPLE GA 30179
Physical Address 2560 RAINEY RD
Assessed Value Value \$174512

Last 2 Sales			
Date	Price	Reason	Qual
4/25/2003	\$0	NM	U
3/10/2001	\$0	PI	U

(Note: Not to be used on legal documents)

Date created: 4/17/2017
 Last Data Uploaded: 4/3/2017 12:17:04 AM

 Developed by
 The Schneider Corporation

37.17 acres total
24- acres requested to be split

CARROLL COUNTY COMMUNITY DEVELOPMENT
INTEROFFICE MEMORANDUM

TO: CARROLL COUNTY PLANNING & ZONING COMMISSION & CARROLL COUNTY BOARD OF COMMISSIONERS
FROM: ARTAGUS NEWELL, ZONING ADMINISTRATOR
SUBJECT: STAFF ANALYSIS OF THE CONDITIONAL USE PERMIT AND VARIANCE FILED BY JUSTIN HOLLOWMAN
DATE: MAY 10, 2017
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 120-0048
Located at 2560 Rainey Road, Temple, GA
Current Property Owner: Edward Holloman
Commission District 3; Tommy Lee

Current Zoning Classification: AG
Proposed Zoning Classification/Use: To remain AG; applicant is requesting a Variance and Conditional Use Permit to divide a 2-acre tract and build a house in an Agricultural District.
Future Land Use/Growth Tiers Designation: S2 (Suburban Unsewered)
Watershed Location: N/A

Land Use Analysis:

The subject property is 37.17 acres, more or less; located at 2560 Rainey Road, Temple, GA. The current zoning is Agricultural and the Future Land Map designation is S2, Suburban Unsewered which calls for residential densities of up to two units per acre. The applicant is requesting to divide two acres from his grandparents' property, in order to build a house. The proposed lot will have access directly on Rainey Road. Zoning classifications in the immediate area include; Agriculture, Commercial, R-3(1/2-acre), R-30-(3/4-acre), R-1-(3-acre) and MHS-(1/2-acre manufactured homes)

Brief descriptions of departmental comments on this request are as follows:

Carroll County Public Works

1. Access is via Rainey Road which is suitable to handle this request.

Carroll County Community Development

1. The subject property (0.2 acres) is within the 100-year flood plain.
2. There are no known "state waters" on the property.
3. Water runoff eventually enters into Mud Creek-identified per EPD as a 305b/303d stream.
4. Anticipated trip generation is 10 trips per hour with a peak of one trip per hour.
5. Davidson, Hulett, and Madison soils should function as an absorption field.

Carroll County Fire Department

1. Fires District 16
2. Access shall be adequate for fire apparatus and emergency vehicles

Carroll County Board of Education

1. The nearest schools are Providence Elementary, Temple Middle and Temple High School. The rated capacities are PES-450, TMS-575, THS-1025.

Carroll County Water Authority

1. No comments received.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

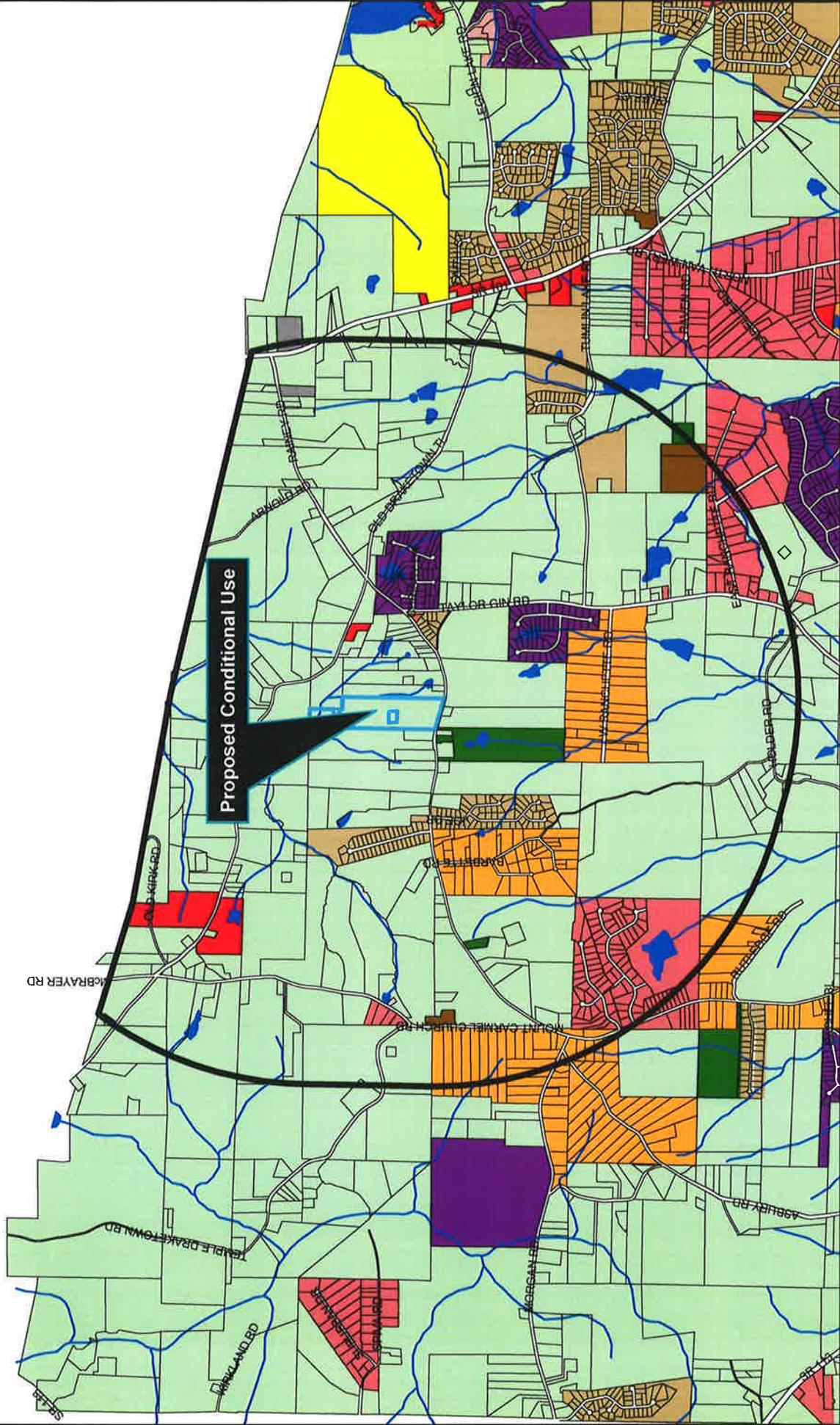
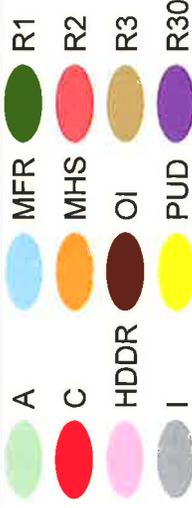
Application: C-17-05-01

Applicant: Justin Holloman

Parcel: 120-0048



Carroll County GIS





PLAN SOURCE
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BD
A

Sketch of Property

<i>Please check:</i>	CONVENTIONAL	MANUFACTURED HOME	COMMERCIAL
	ACCESSORY BUILDING OR ADDITIONS	OTHER: _____	

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures.
- ⇒ Show the *dimensions* of the lot and all setbacks from the house and other structures to all property lines.
- ⇒ The front setback shall always be measured from the centerline of the frontage road(s).
- ⇒ Show location of any wells, trash pits and all easements (drainage or utility) located on the property.
- ⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: TWO houses, one m. home

Describe the type of structure that you plan to build: house

Is this a Multiple Road Frontage Lot: No

Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

(Please type or legibly print)

Property Address:

2560 Rainey Rd Temple, Ga 30179

Applicant Name: Justin Holloman

Address: 315 Willow Lane

City: Temple State: GA Zip: 30179 Phone: (678) 796-5327

Edward H. Holloman (Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

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

This 17 day of April, 2017.

Edward H. Holloman
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 17 day
of April, 2017

Sandra Macy
Notary Public

My Commission Expires:

10-14-18



Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezoning, the Developer, Owner, Applicant, Agent or a Representative thereof must be present to *personally* request said Conditional Use or Rezoning before BOTH the Planning Commission AND the Board of Commissioners. Applicants requesting a Variance must also *personally* present their request in front of the Community Development Board of Appeals.

Failure to personally appear before *either* required Board may result in denial of request, or an extended waiting period before the next available meeting. *Requests that are denied by the Board of Commissioners cannot be re-submitted for consideration for a term not less than one (1) year from the date of the denial by the Board of Commissioners.*

The Planning Commission will hear your request on; 5/23/17 at 6:30 PM Tag Office

The Board of Commissioners will hear your request on; 6/6/17 at 6:00 PM Historic Courthouse
3rd floor

The Board of Appeals will hear your request on; at 5:30 PM

IMPORTANT

An orange stake shall be placed on the subject property until the zoning sign is affixed. Failure to place and/ or maintain the stake *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to place the stake and maintain its placement until the sign is affixed. Owner/applicant shall notify Community Development immediately if the sign is removed, defaced, incorrect etc. Owner/applicant shall have five business days in which to place the stake after the filing deadline. (3rd Tuesday of each calendar month)

Applicant Signature. Justin Holloman

Date. 4-17-17

- * All meetings are held in the Commission Chambers of the David Perry Administration Building located at 423 College Street, Carrollton, GA 30117.
- * Unless otherwise stated.

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Variance

_____, 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 FAMILY 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 17 day of April, 2017.

Justin Holloway
AFFIANT (signature)

Address: 315 Willow Lane
Temple, GA 30179

Sworn to and subscribed
before me this ____ day
of _____, _____.

Valerie E. Walker
Notary Public

My Commission Expires:

5-30-2018



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: _____

