

**AGENDA**  
**CARROLL COUNTY, GEORGIA**  
**Public Hearing**  
**September 19, 2022 - 6:30 PM**

1. CALL TO ORDER

2. THERON GAY-FACILITATOR

3. Discussion Points

- Avery Jackson, County Attorney

Documents:

[COMPARAISON OF CURRENT SUBDIVISION REGULATIONS AND  
EXEMPTION TO PROPOSED ESTATE LOT DEVELOPMENTS AND PROPOSED  
EXEMPTION.PDF](#)

4. PUBLIC COMMENTS

Public comments are an opportunity for the public to address the Commission with any issues or concerns they may have. All remarks should be directed to the Chairman and not to individual commissioners, staff, or citizens in attendance. Members of the public shall not make inappropriate or offensive comments. Any individual who violates the rules of decorum may be removed from the meeting. At this time the Board will not comment nor will the Board take any action on the comments..... speakers are limited to 3 minutes.

5. ADJOURNMENT

*Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact the County Clerk at (770) 830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Court House at 323 Newnan Street, Room 200, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.*

## Bullet Points for Discussion

<b>Current Residential Subdivision Regulations</b>	<b>Proposed Estate Lot Developments as an alternative to development under the current Subdivision Regulations</b>
<p>(any subdivision or redivision of a lot, tract, or parcel into two or more lots, tracts, or parcels having a minimum of one acre)</p> <ul style="list-style-type: none"> <li>• Internal streets required (no driveway cuts on existing roads)</li> <li>• Curb &amp; gutter required</li> <li>• Sidewalks required</li> <li>• Streetlights required</li> <li>• Greenspace required</li> <li>• Access control improvements required (Accel/Decel lanes)</li> <li>• Stormwater management required</li> <li>• Fire hydrants required</li> <li>• No irregular shaped lots (flag lots)</li> </ul>	<p>(any subdivision or redivision of a lot, tract, or parcel into two or more lots, tracts, or parcels having a minimum lot area of at least four acres)</p> <ul style="list-style-type: none"> <li>• No internal streets required (driveway cuts allowed on existing roads)</li> <li>• No curb &amp; gutter required</li> <li>• No sidewalks required</li> <li>• No streetlights required</li> <li>• No greenspace required</li> <li>• No access control improvements required for driveways</li> <li>• No stormwater management required</li> <li>• No fire hydrants required</li> <li>• Allow irregular shaped lots (flag lots)</li> </ul>
<p>Regular residential lots</p> <ul style="list-style-type: none"> <li>• 60 ft. frontage on internal street</li> <li>• Depth of not less than 150 ft., unless circumstances make impracticable</li> </ul>	<p>Regular estate lots</p> <ul style="list-style-type: none"> <li>• 300 ft. frontage on state or county road</li> <li>• No lot can be more than 4 times as deep as it is wide at the building setback lines</li> </ul>
<p>Irregular (flag) residential lots</p> <ul style="list-style-type: none"> <li>• Not allowed</li> </ul>	<p>Irregular shaped (flag) estate lots</p> <ul style="list-style-type: none"> <li>• 30 ft. frontage for ingress and egress</li> <li>• 7 acres minimum</li> <li>• 300 ft. wide at setback or building line</li> <li>• Irregular lot driveways cannot be side by side on a County road and must be separated by regular lots</li> <li>• Lots allowed as irregular lots cannot be further subdivided</li> </ul>
<p>Required improvements:</p> <ul style="list-style-type: none"> <li>• 60 ft. right of way</li> <li>• Paved roads to County standards</li> <li>• Waterline installation or improvements</li> </ul>	<p>Required improvements:</p> <ul style="list-style-type: none"> <li>• 60 ft. right of way</li> <li>• Paved roads to County standards</li> </ul>
<p>Required approvals:</p> <ul style="list-style-type: none"> <li>• Community Development</li> <li>• Public Works</li> <li>• Health Department</li> <li>• Fire Department</li> <li>• Water Authority</li> </ul>	<p>Required approvals:</p> <ul style="list-style-type: none"> <li>• Community Development</li> <li>• Public Works</li> <li>• Health Department</li> </ul>
<p>Variance</p> <ul style="list-style-type: none"> <li>• Board of Appeals</li> </ul>	<p>Variance</p> <ul style="list-style-type: none"> <li>• Community Development up to 20%</li> <li>• Board of Appeals greater than 20%</li> </ul>

# Bullet Points for Discussion

<b>Current Exemption to Subdivision Regulations</b>	<b>Proposed Exemption to Subdivision Regulations</b>
<p>(division of land into four or fewer lots having a minimum lot area of 4 acres)</p>	<p>(division of land into four or fewer lots having a minimum lot area of 4 acres)</p>
<p>Required Right of Way</p> <ul style="list-style-type: none"><li>• 60 ft. right of way</li></ul>	<p>Required Right of Way</p> <ul style="list-style-type: none"><li>• 60 ft. right of way</li></ul>
<p>Regular Lots</p> <ul style="list-style-type: none"><li>• 300 ft. road frontage</li><li>• No lot can be more than 4 times as deep as it is wide at the building set back lines</li></ul>	<p>Regular Lots</p> <ul style="list-style-type: none"><li>• 300 ft. road frontage</li><li>• No lot can be more than 4 times as deep as it is wide at the building set back lines</li></ul>
<p>Irregular shaped (flag) lots</p> <ul style="list-style-type: none"><li>• Not allowed</li></ul>	<p>Irregular shaped (flag) lots</p> <ul style="list-style-type: none"><li>• 30 ft. frontage for ingress and egress</li><li>• 7 acres minimum</li><li>• 300 ft. wide at setback or building line</li><li>• Irregular lot driveways cannot be side by side on County road and must be separated by regular lots</li></ul>
<p>Variances</p> <ul style="list-style-type: none"><li>• In the absence of the minimum road frontage, the County Engineer may, in his/her discretion, consider a dedicated easement having a minimum of 30 feet to any landlocked parcel.</li><li>• Depth and width requirements may be varied by the County Engineer for reasons of topography or irregularity of the entire tract</li></ul>	<p>Variances</p> <ul style="list-style-type: none"><li>• Community Development may vary road frontage and lot width and depth by up to 20%</li><li>• Variances of road frontage and lot width and depth by greater than 20% submitted to Board of Appeals</li></ul>
<p>Limit on use of exemption</p> <ul style="list-style-type: none"><li>• No lot created by this exemption can be re-subdivided by using this exemption and any re-subdivision must follow the residential subdivision regulations</li></ul>	<p>Limit on use of exemption</p> <ul style="list-style-type: none"><li>• No lot created by this exemption can be re-subdivided using this exemption for a period of 12 months. Lots can always be re-subdivided in the 12-month period as estate lot developments or residential subdivisions</li></ul>