



# Carroll County Department of Community Development

## Carroll County Planning Commission Historic Courthouse, Old Superior Courtroom 323 Newnan Street, Carrollton, GA

1. Call To Order
2. Roll Call
3. Minutes
4. Hearing Procedures
5. Requests
  - 5.I. Z-22-08-01: T&S Holdings, Rezone A To R, Ithica Gin Road  
Z-22-08-01: Rezoning request for approximately five (5) acres on Ithica Gin Road from Agricultural to Residential for the purpose of building two single family homes. Parcel #170-0316, Land Lot 60 of the 6<sup>th</sup> District. Owner/Applicant: T&S Holdings, LLC. Commission District 3.  
  
Documents:  
  
[Z-22-08-01 T AND S HOLDINGS, REZONE A TO R ITHICA GIN ROAD.PDF](#)  
[Z-22-08-01 STAFF ANALYSIS, T AND S HOLDINGS, REZONE A TO R, ITHICA GIN ROAD.PDF](#)
  - 5.II. C-22-09-01: Kenneth Harrison, Conditional Use For Secondary Dwelling, 2740 Shady Grove Road  
C-22-09-01: Conditional Use for Secondary Dwelling at 2740 Shady Grove Road. Parcel #106-0026, Land Lot 207 of the 5<sup>th</sup> District. Owner/Applicant: Kennth Harrison. Commission District 5,

Documents:

[C-22-09-01 KENNETH HARRISON 2740 SHADY GROVE ROAD CUP  
SECONDARY DWELLING.PDF](#)

- 5.III. Z-22-09-01: Columbia Drive Management, Rezone C To I, 565  
Z-22-09-01: Rezoning request for approximately 2.9 acres from Commercial to Industrial for the purpose of opening a manufacturing facility and 565 Columbia Drive, Carrollton. Parcel #089-0809, Land Lot 163 of the 10<sup>th</sup> District. Owner/Applicant: Columbia Drive Management, LLC. Commission District 1.

Documents:

[Z-22-09-01 COLUMBIA DRIVE MANAGEMENT REZONING C TO I, 565  
COLUMBIA DRIVE.PDF](#)

- 5.IV. Draft Ordinance Resolution Regarding Farm Equipment Sales In Commercial District Notice is hereby given under O.C.G.A. § 36-66-1, et seq., by Carroll County, Georgia, of a public hearing to be held at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117, on Tuesday, September 20, 2022, at 6:30 P.M. for the purpose of considering proposed amendments to The Zoning Regulations of Carroll County, Georgia, as amended ("Zoning Regulations") to (1) amend Section 8.8.1 of the Zoning Regulations to amend Subsection "f" under permitted uses in the Commercial Zoning District; (2) amend Section 8.8.1 of the Zoning Regulations to add "new farm equipment, farm tractor, and farm implement dealerships" as a permitted use in the Commercial Zoning District; and (3) amend Section 8.8.2 of the Zoning Regulations to add "used farm equipment, farm tractor, and farm implement sales, service, and repair" as a conditional use in the Commercial Zoning District. It is the intent of the County to make all the changes necessary to the Zoning Regulations to ensure that the Zoning Regulations conform with these changes, and to that end, the County may identify additional articles, chapters, and sections that require amendment and amend such provisions of the Zoning Regulations to meet that objective. The text of these proposed amendments is available for public review at the Office of Community Development located at 423 College Street, Room 503, Carrollton, Georgia 30117, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Consideration of final adoption of these zoning text amendments will be heard before the Carroll County Board of Commissioners on Tuesday, October 4, 2022, at 6:00 P.M. at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117.

Documents:

[DRAFT ORDINANCE RESOLUTION REGARDING FARM EQUIPMENT  
SALES IN COMMERCIAL DISTRICT.PDF](#)

- 5.V. Draft Ordinance Resolution Regarding Occupancy Other Than Conventional, Manufactured, Or Industrialized  
Notice is hereby given under O.C.G.A. § 36-66-1, et seq., by Carroll County, Georgia,

of a public hearing to be held at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117, on Tuesday, September 20, 2022, at 6:30 P.M. for the purpose of considering proposed amendments to The Zoning Regulations of Carroll County, Georgia, as amended ("Zoning Regulations") to (1) amend Section 5 of the Zoning Regulations to add a new Section 5.19 regarding permitted residential occupancies; (2) amend Section 4.0 of the Zoning Regulations to insert the definition of "recreational vehicle"; and (3) amend Section 4.0 of the Zoning Regulations to insert the definition of "residential occupancy". It is the intent of the County to make all the changes necessary to the Zoning Regulations to ensure that the Zoning Regulations conform with these changes, and to that end, the County may identify additional articles, chapters, and sections that require amendment and amend such provisions of the Zoning Regulations to meet that objective. The text of these proposed amendments is available for public review at the Office of Community Development located at 423 College Street, Room 503, Carrollton, Georgia 30117, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Consideration of final adoption of these zoning text amendments will be heard before the Carroll County Board of Commissioners on Tuesday, October 4, 2022, at 6:00 P.M. at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117.

Documents:

[DRAFT ORDINANCE RESOLUTION REGARDING OCCUPANCY OTHER THAN CONVENTIONAL MANUFACTURED OR INDUSTRIALIZED.PDF](#)

- 5.VI. Draft Ordinance Resolution Regarding Zoning Appeals Board Hearing Notice
- Notice is hereby given under O.C.G.A. § 36-66-1, et seq., by Carroll County, Georgia, of a public hearing to be held at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117, on Tuesday, September 20, 2022, at 6:30 P.M. for the purpose of considering proposed amendments to The Zoning Regulations of Carroll County, Georgia, as amended ("Zoning Regulations") to amend Subsection (a) of Section 13.9 of the Zoning Regulations regarding public hearings of the community development appeals board. It is the intent of the County to make all the changes necessary to the Zoning Regulations to ensure that the Zoning Regulations conform with these changes, and to that end, the County may identify additional articles, chapters, and sections that require amendment and amend such provisions of the Zoning Regulations to meet that objective. The text of these proposed amendments is available for public review at the Office of Community Development located at 423 College Street, Room 503, Carrollton, Georgia 30117, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Consideration of final adoption of these zoning text amendments will be heard before the Carroll County Board of Commissioners on Tuesday, October 4, 2022, at 6:00 P.M. at the Commission Chambers located at the Carroll County Historic Courthouse, 323 Newnan Street, 3rd floor, Carrollton, Georgia 30117.

Documents:

DRAFT ORDINANCE RESOLUTION REGARDING ZONING APPEALS BOARD  
HEARING NOTICE.PDF

6. Business Session  
    Update from Board of Commissioners meeting
7. First Reading
8. Adjournment