



Carroll County Department of Community Development

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Janet Hyde
County Planner

Carroll County Planning Commission
Tuesday, January 28, 2020
6:30 p.m.
Minutes

- I. Call to Order. Chairman Doyal called the meeting to order at 6:30 p.m.
- II. Roll Call. The County Planner called the roll. Present: Chairman Jerry Doyal, Commissioners Kim Hagen, Cassie Marshall, Randy Coggins, and Donna Lackey. Commission Deiadre Wilson was absent.
- III. Minutes (November 26, 2019). Unanimously adopted on a Motion by Commissioner Coggins, seconded by Commissioner Hagen, with two corrections.
- IV. Business Session. The County Planner updated the members and the public on the outcome of zoning cases from November. She also introduced Mrs. Donna Lackey who is the new appointee to the board as an at-large representative.
- V. Hearing Procedures: Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.
- VI. Requests:

C-20-01-01: Conditional Use for Special Event Venue. Land Lot 97 of the 5th District, Parcel #160-0075, located at 151 Little New York Road, approximately 20.83 acres. Owner/Applicant: Theresa Lee Hicks. Commission District 5.

Theresa Hicks spoke in support of her application. She presented a sketch/site plan of the property which is attached. They plan to construct a new barn for the special event venue. Her daughter currently runs a Horse and Carriage business and they plan to incorporate that into the venue. They have provided for parking on the site plan. They plan to use a New York theme since they are located on Little New York Road. There was no opposition. The vote to recommend approval was unanimous.

Z-20-01-01: Rezoning from Commercial to Agricultural with Conditional Use for an RV Park. Land Lots 324 and 341 of the 7th District, Parcel # 071-0020, 071-0098, 071-0021, 071-0137, and a

portion of 071-0061, located at 3947, 4029, 4059, and 4095 Highway 27 North, approximately 8.498 acres. Owner/Applicant: Tim Dyer. Commission District 6.

Mike Patterson spoke in favor of the application. He stated that Mr. Dyer has assembled 8.5 acres adjacent and just north of the flea market. Mr. Dyer has owned the flea market for 15 years and is very successful. He also owns mini-warehouses across the highway from the flea market. He also does private processing of cattle beef. His fourth venture would be this RV Park. He plans to have several pull-through RV spaces, a bathhouse, pool, playground, small camp store, and greenspace. He plans a 25' buffer along Highway 27. He plans to eliminate several rental houses along Highway 27 to allow for this park. He plans to have 14 day limit on overnight stays. A site plan is attached to this synopsis.

Mr. Patterson stated that the Jellystone RV Park at Waco is full 90% of the time. The only other parks in the area are Big Oak in Tallapoosa and Little Tallapoosa Park owned by the county. He said there are a couple of parks in Franklin and Newnan.

He said the flea market has over 10,000 customers every weekend. He knows that there is a need for another RV Park in the area with Nascar in Talladega, other sporting events, people passing through on the way to Florida, etc.

He stated that in his opinion, the ordinance represents a catch-22 in that an RV park should be allowed in Commercial zoning, but it is not. The ordinance instead calls for the property to be downzoned to Ag with a Conditional Use.

He said the park won't fall into disrepair with Mr. Dyer in control, but in the unlikely event that it did, a rezoning back to Commercial for some other commercial use would be a slam dunk. He said they are conscious of the highway corridors in the county and think this would be a nice addition and feel like it would be well used. He stated that his client has spoken with most of the Bowdon Junction community and could find no opposition. He said that they have spoken with Alpine Gas who can provide propane to the RVs and Wallace Builders Supply who can supply repair equipment to RV owners. There are other commercial entities that can benefit from the RV Park such as the Blake House.

They will not require an additional curb cut because they will be using the existing flea market entrance. This project will actually eliminate several existing curb cuts for the existing parcels.

There was no opposition.

Commissioner Lackey inquired about effluent distribution. Mr. Patterson stated that they had already spoken with a septic tank professional and will do whatever is required by law to meet septic guidelines.

Commissioner Hagen asked staff if there is any way for the county to enforce the 14-day time limit and staff answered no.

Commissioner Hagen made the motion to approve and Commissioner Coggins seconded. The vote to recommend approval was 4-1 with Commissioner Doyal voting against the project.

Updates and Re-Adoption of Carroll County Official Zoning Map.

The County Planner presented the updated zoning map showing zoning cases since December 2018, plus two corrections. No one from the public had any comments. Commissioner Lackey motioned to approve and Commissioner Marshall seconded. The vote to recommend approval was unanimous.

The meeting was adjourned at 7:30 p.m.