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**Carroll County Planning Commission**  
**Tuesday, September 24, 2019**  
**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, Kim Hagen, Cassie Marshall, Deiadre Wilson, and Terry Agne. Commissioner Randy Coggins was absent.
- III. Minutes (August 27, 2019). Unanimously adopted on a Motion by Commissioner Hagen, seconded by Commissioner Wilson.
- IV. Business Session. The County Planner updated the members and the public on the outcome of zoning cases from July.
- 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-19-09-01: Conditional Use for an RV Park. Land Lot 86 of the 11<sup>th</sup> District, Parcel #048-0017, located at 1280 S. Highway 27, Roopville, Georgia. Owner/Applicant: Brian Long. Commission District 5.

The applicant spoke in favor of the request. He stated that he and his wife both graduated from University of West Georgia and are teachers in Heard County. He teaches construction. They want to build the RV park as a source of extra income. They have researched RV parks and feel that RV park owners are in full control of the park, unlike mobile home parks where renters have a long term contract. If an RV owner does something wrong, he can be kicked out whereas it is more difficult to evict a mobile home renter. He said that policies will be given to RV park customers when they arrive and these will include no dogs and no generators. He said that RVs come through Carroll County all the time and these people need somewhere to stay overnight, and long term construction/utility workers also need somewhere to stay. He said that he will have a quiet time and will charge a “decent” amount for rental fee. He said the park will be very nice and will have larger than average lots. A typical RV is 30 feet long and 8 feet wide and his spaces will be 60 feet x 45 feet.

Todd Wright also spoke in favor of the request. He stated he formerly lived at 1074 Glenloch Road but is temporarily living at 33 Williams Road until he can get a new house built. He said he is funding this project as the applicant is his son-in-law. He wants to make sure it is an addition to the community and

not a subtraction. He said that when he formerly owned the event venue, it was challenging finding accommodations for out-of-town families for weddings, and many times those families would arrive in RVs but could not find a place to stay. He said they are committed to excellence. His event venue had previously won a Carroll County beautification award.

Emily Huckabee of 1135 S. Highway 27 spoke in opposition. She stated that an RV park would affect surrounding property values. She said it is only 1 ½ miles to the nearest existing RV park and she didn't see why that one could not be expanded. She said it would cause more noise and traffic and the lighting would be bothersome. She said an RV park would bring the wrong element to the community with drugs and crime. She said that their area is not effectively patrolled and it would take a long time to get response from law enforcement. She questioned how long the customers would be allowed to stay.

Jack Kirk of 18600 Highway 27 South spoke in opposition. He stated that he lives south of the proposed RV park and is in Heard County. He said he understands that they've put a lot of work in this project, but he is concerned about the runoff to his property that this will create. He said he likes the idea of a privacy fence if it is approved and he supports street lights. He said he has horses in his pasture next to this property. He is also concerned about safety and the high traffic impact that would be caused by 30 additional cars on the highway. He is not against entrepreneurs. He said that he is concerned that four acres is enough property for 30 RV spaces. He said he is also concerned about trash and the impact on property values that an RV park would have.

Todd Wright spoke in rebuttal and stated that he understands and appreciates the concerns of Mr. Kirk and Mrs. Huckabee. He said he has spoken with Mr. Kirk about his concerns and will attempt to mitigate his concerns. He has made five attempts to contact Mrs. Huckabee but has not been able to speak to her. He said the area is not a quiet area. The traffic is constant. He said the proposed fence along the property line next to Mr. Kirk is approximately 550 feet from Mr. Kirk's home. He said they are open to lower lighting so as not to disturb the neighbors.

Brian Long spoke again in rebuttal and said there are approximately 8,000 to 9,000 cars passing this location per day. That is about 540 per hour. He said about a third of these are transfer trucks which generate about 75 to 80 decibels. He reiterated that this is a main highway. He said he will be maintaining a tree buffer around the RV park. He said he is not planning to pave most of the park, but the areas around utilities will be paved.

Mr. Kirk spoke in rebuttal and agreed that his house is not right next to the property line. He said the RV park will decrease property values in the area and will disturb the area. He said Mr. Long has been very nice about trying to prevent problems, but he feels it will disturb the neighborhood.

Mrs. Huckabee spoke again in rebuttal and said that there was an RV park several years ago down the road and it became a mobile home park. She said there was a lot of joy when it was taken out.

Public comment was closed and discussion reverted to the Board. Commissioner Hagen questioned staff about the distance required between the driveway and the property line. Commissioner Agne questioned the applicant about who would be running the business if the applicant and his wife are both teachers. The applicant stated that he and his wife only work 180 days per year. He has a degree in

business from West Georgia and knows how to run a business. He said it will be easy to maintain. Utilities will be underground.

Commissioner Agne stated that there would inevitably be people traveling with kids and asked if he would have a recreation area for the kids. Mr. Long answered yes. He said he would keep as much grass as possible and will have a play area.

Commissioner Marshall asked the applicant if he would allow tent camping. The applicant stated he would not.

Commissioner Agne asked how he would handle trash. Mr. Long said he would have a dumpster on site and it would be emptied regularly.

Commissioner Doyal asked if he owned the property east of the proposed RV site and Mr. Long stated he did not.

At this point, Staff addressed some concerns of the public and the Commission. The property is on a highway corridor and the applicant will be required to meet requirements of the Corridor Development Plan. The park not being paved will be advantageous to any runoff issues as pavement creates an impervious surface which causes runoff. If the RV park goes away, the site could not become a mobile home park without a rezoning approved by the Board of Commissioners. The applicant has not applied for a rezoning—only a conditional use.

Commissioner Agne stated that Roopville is beautiful and he doesn't want to see that disturbed and with that, made a motion to deny. Commissioner Wilson seconded. The vote to recommend denial was 5-0.

V-19-09-01: Variance/Appeal of Home Occupation Ordinance for the purpose of an association office. Land Lot 15 of the 5<sup>th</sup> District, Parcel #F10-0143, located at 10143 Clearview Court, Villa Rica, Georgia. Owner/Applicant: Lake Tara Townhouse Association III, Inc. Commission District 2. The applicant spoke in favor of the request. He stated that he is the Chairman of Lake Tara Townhouses III timeshare association. He said that Lake Tara III comprises 40% of the timeshares inside Fairfield Plantation. He opened by offering a rebuttal of the standards listed in Staff's report.

He stated there would be no adverse effect on the neighborhood. He agreed that the use is compatible with the neighborhood. He said that state law states that a nuisance is something that causes hurt, inconvenience, or damage and they will not be causing any of that by having the timeshare office in the vacant unit. He said that the quiet enjoyment will not be adversely effected in that it is the customers of the timeshares that will be mostly affected by the office being onsite and this is a positive effect. He said nothing would impact property values. He agrees with items F-I of the staff report. He said no provisions were made for commercial deliveries because they do not expect any of significance. He said the only deliveries to be made are linens. He stated that the entire surrounding neighborhood is timeshares and the timeshare office will not affect the health, safety, welfare, or moral concerns of the neighborhood.

In further response to the Staff report, he stated that their guests will be arriving at the front gate of Fairfield. He said the guest list is provided in advance and this has been working well since July 1. He

said the POA board indeed did not give a recommendation, but chose not to recommend approval or denial. He said staff gave a number of 1,600 potential customers to the office, but in reality during the first eight months of this year, only 17 of the 32 units have been rented, dramatically reducing the number of customers. He said they have always paid the full POA fee assessment to the Fairfield board.

He gave some background and said that they had rented a space outside of Fairfield for 25 years and paid \$1,100 per month for rent, amounting to \$13,200 per year. He said there was a sewage leak and they had to move out, and decided to move into a vacant timeshare unit to reduce annual expenses. He said he now realizes that he should have gotten prior approval of Fairfield and the County.

He said the membership has been dwindling due to aging and dying owners and their membership dues are shrinking. There have been on average this year about 17 residents per week. Traffic has already been reduced inside Fairfield. He said they do no sales. It is strictly a membership office. There is no disturbance and there is normally only one person in the office. He said the main purpose is to give out keys and retrieve keys. He said this person also prepares and plans future visits for owners, and gives out restaurant recommendations and local tourist attractions. He said they are a good neighbor and have paid dues on time for 25 years.

He went on to state that the Articles of Incorporation for the timeshare association will expire in January of 2022. He said he anticipates that the timeshares will cease to exist by April of that year, once all of the loose ends are tied up. He asked if he could only get a short term variance until that time.

Mike Lee of 9042 Tarnwood Circle spoke in favor of the request. He stated he is an adjacent property owner and has developed the Fairfield Tributaries. He said he understands that the timeshare association needs to function and \$1,100 goes a long way. He said they need the ability to maintain the location at least until 2022. There was no opposition to the request and discussion reverted to the Board. Commissioner Agne asked the applicant if approving until January 2022 would be adequate and the applicant stated that they anticipated a need to stay until about April to wind things up.

Commissioner Hagen stated that he felt like this would be a slippery slope and would open up these types of businesses in other homes. He asked staff about Fairfield zoning and it was affirmed that it is a Planned Unit Development with certain areas designated as commercial.

At this time, Jeff Mosser of 1602 Lakeview Parkway spoke up and said he manages other time shares inside Fairfield and that it is an appropriate use of the property.

Commissioner Agne made a motion to approve until April of 2023 with Commissioner Marshall seconding. The vote to approve with conditions was 4-1 with Commissioner Hagen voting against approval.

**Zoning Ordinance update:** Staff read the proposed update to the zoning ordinance. There were no members of the public present to comment at this time.

**VII. First Readings.** The County Planner updated the Commission on first readings for next meeting.

The meeting was adjourned at 7:40 p.m.