



Carroll County Department of Community Development

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Carroll County Planning Commission May 21, 2024, 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 Zoning Administrator called the roll. Present: Jerry Doyal, Kim Hagen, Jamie Beam, Jeffrey Vance, Deaidra Wilson, Paul Dement. Absent: Jane Simpson
- III. Minutes. April minutes were unanimously approved on a Motion by Commissioner Hagen, seconded by Commissioner Dement, 6-0.
- III. Hearing Procedures. Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the agenda for reference.
- IV: Requests:

C-24-05-01: Conditional Use request for processing and composting tree debris at 385 Clem Lowell Rd. Parcel #136-0100, Land Lot 162 of the 5th District. Owner/Applicant: Chaffin Investments/Jeffrey Vance. Commission District 4.

The applicant, Jeffrey Vance, spoke in favor of the request. A friend and neighbor, Heath Eidson, spoke in favor of the request. He said he is familiar with the grinding equipment Jeffrey plans to use. He said it is the most efficient and economical way to recycle tree debris. A neighbor, Christa Steele, also spoke in favor. She said it would keep it out of the landfills.

Multiple people from the Clem community came out to speak against the request, Jamie Lambert, Sophia Miller, Mary Jo Davis, Robin Stewart, Charles Pope, Wanda Eason, and Susan McGowan. Some of the major concerns were noise pollution, traffic, safety, and environmental concerns. Sophia listed some of the EPA requirements for the business and said there is a creek that runs through the property. They said there are a lot of elderly people in the area and the grinding and noise would be a problem. They did not want the trucks and extra traffic that would come down Clem Lowell Rd and the business would ruin property value. There could also be an environmental impact on the area because of the creek that runs through the property. Some of the citizens that spoke against the request stated that the applicant did not address any of these problems in the application including hours of operation. Jeffrey explained that he was not in partnership with Steve Fuller. He volunteered to be on the commission, so it is not a conflict of interest. He said he was thinking about pulling out of the contract

on the property anyways. Commissioner Wilson asked if he meant he was withdrawing the application. Jeffrey said no he meant the contract on the property, not the application.

Heath came back up to ask the citizens if Jeffrey had a plan for noise control, would the community still be against it. The citizens said yes they would.

Commissioner Dement clarified that this wasn't a rezoning, just a conditional use and asked if it used to be industrial in 1968. The Director explained zoning didn't start until the late 1980s and only a small portion of the property was zoned commercial. The 20 acres is zoned agriculture. Commissioner Dement stated that he did not think the ordinance complied with the application and asked Jeffrey if he considered withdrawing the application. Jeffrey said he is not a quitter and wanted to see what the vote would be. Commissioner Hagen explained that he likes to see plans and had concerns with the fire marshal recommendations. There could be issues with fires and water runoff. Commissioner Dement asked staff if it doesn't comply with the new subsection (h) ordinance, would have to be zoned industrial. The Director answered yes it would, but it does comply with subsection (h), and he would need to submit to the EPD to enforce those guidelines. Commissioner Beam asked the applicant if he had any plans for noise control, traffic, erosion, or hours of operation. Jeffrey said he had no plans for those because he is still in the preliminary stage. He stated he planned to operate Monday-Thursday and grind 40 hours every 90 days. The Director explained that if it got approved, the applicant would have to submit all plans to the EPD to be able to get their permit. Commissioner Wilson stated that she got many messages from the community and hopes this doesn't turn them against each other.

Commissioner Dement made a motion to recommend denial, and Commissioner Beam seconded. The recommendation for denial was 5-0. **DENIED**

VI: Business Session. There was no business.

The meeting was adjourned at 7:43 PM.