



Carroll County Department of Community Development

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Carroll County Planning Commission January 21, 2025 MINUTES

- I. Call to Order. Chairman Doyal called the meeting to order at 6:00 p.m.
- II. Roll Call. The Zoning Administrator called the roll. Present: Jerry Doyal, Kim Hagen, Paul Dement, Jamie Beam, Deaidra Wilson, Jeffrey Vance, Jane Simpson.
- III. Minutes. The December minutes were unanimously approved on a Motion by Commissioner Vance, seconded by Commissioner Dement, 7-0.
- 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-25-01-01: Conditional Use request for a secondary detached dwelling at 310 Sandhill Hickory Level Rd. Parcel #153-0449, Land Lot 112 of the 5th District. Owner/Applicant: Angela and David Rogers. Commission District 5.

The applicant, David Rogers, spoke in favor of the request. He explained he wanted it for his mom so they could take care of her while she's sick. Neighbors, Daphne Crum and Lisa Ressler, spoke against the request. Their concerns were about more houses that could be built and future roads that may go in. More flooding could occur on their properties, and it may affect their taxes. They said there are restrictions on the property, and the applicants knew about them when they bought the lot. They were concerned that if this was approved, others will want to do it as well.

David replied that he did not know of a Phase 2 of the subdivision planned and he did not expect to build two houses when he bought the lot. He said there would be no extra driveways or traffic.

Commissioner Hagen asked if they knew about the covenant restrictions when they bought the lot, because he did not think they could override the restrictions with their vote. David answered yes, they knew about the restrictions. He said he interpreted the convenance as to say the owners could change it. Commissioner Hagen said the owners and neighbors could sue. Commissioner Dement asked if they could add on to the house and modify it so they didn't need a second home, or could they subdivide the property. David explained that the topography would not allow for a larger home or to add extra rooms.

Commissioner Simpson asked what the plans were for the dwelling after his mom is not living there. David said that he may need caregivers in the future, or he could use it as a guest house for his kids. Commissioner Hagen asked staff if they approved this, could it bring potential lawsuits. Staff said that is our understanding of the restrictions.

Commissioner Hagen made a motion to recommend denial, and Commissioner Simpson seconded. The recommendation for denial was unanimous, 7-0. **DENIED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:54 PM.