



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. C-24-01-01

C-24-01-01: Conditional Use request for composting organic food waste including produce, restaurant waste, and animal manure at 1128 Needmore Rd. Parcel #066-0074, Land Lot 154 of the 11th District. Owner/Applicant: Murray Wayne Seabolt (Natural Growth, Inc.). Commission District 5.

Documents:

[1092_001.PDF](#)

5.II. Public Hearing For A New Proposed Amendment

Public Hearing for a new proposed amendment to the Zoning Ordinance of Carroll County, GA; adding a new subsection (h) "organic commercial composting" as a Conditional Use in the Agricultural Zoning District.

6. Business Session

Update from Board of Commissioners meeting

7. First Reading

8. Adjournment



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

CONDITIONAL USE APPLICATION

C-24-01-01

Date Received: _____

Received by: _____

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda. No exceptions.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

Applicant Name: Murray Wayne Seabolt
Address: 1358 West Highway 5 City: Roopville State: Georgia Zip: 30170
Phone: (770) 757 5323 Fax: () - Email: mwseabolt@hotmail.com

Agent Name: Murray Wayne Seabolt
Address: 1358 West Highway 5 City: Roopville State: Georgia Zip: 30170
Phone: (770) 757-5323 Fax: () - Email: mwseabolt@hotmail.com

Owner Name (If different from applicant): _____
Address: _____
Phone: () - Fax: () -

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

PROJECT

Project Name: Natural Growth, Inc.
Conditional Use Location (attach location map): 1128 Needmore Road, Roopville, GA 30170
Proposed Use: Creating organic compost
Square Footage of Proposed Residence: _____
(must be at least 1,230 square feet)

Total acreage: 18.70

Describe Proposed Conditional Use:
Utilizing certain type of food waste which includes chicken liter compost, produce, restaurant waste no meat, pachydermous (elephant manure).

Staff Use Only

Land Lot _____ of the _____ District, Carroll County Tax Map _____ Parcel _____



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: no affect

Parking: n/a

Availability of Public Facilities/Utilities: water , electricity

Other relevant Impacts of the Proposal:

Describe how the proposed Conditional Use will be a benefit to the public.

By utilizing available food stock to produce organic compost for the purpose of growing self-sustainable food.

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:

Janet Hyde, County Planner
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

Application No: _____
Filing Fee: _____
Pre-Application Conf: _____
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____



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PARCEL INFORMATION SHEET
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE
To be filled out by Map Room Personnel in Room #414

DEPARTMENT STAFF/MAP ROOM OFFICIAL:			
MAP:	PLAT BOOK 6879	LAND LOT:	154
PARCEL:	066-0074	DISTRICT:	11
CURRENT PROPERTY OWNER:		Murray Wayne Seabolt	
PROPERTY OWNER AS OF JANUARY 1 ST :		Murray Wayne Seabolt	
APPLICANT (IF DIFFERENT FROM OWNER):			
PROJECT ADDRESS:		1128 Needmore Road	
CITY:		Roopville	
TELEPHONE NUMBER:		770-757-5323	
SUBDIVISION:		LOT #:	
ACREAGE:	18.70	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION		Agriculture	
REQUIRED SETBACKS		FRONT	
		SIDE	
		REAR	

CERTIFICATE OF ZONING COMPLIANCE – CHECKLIST

- ☐ Owner(s) & Agent (if applicable)
- ☐ Legal Description or Adequate Description of Property
- ☐ Complete Inventory of Existing Structures (noting uses & non-conforming structures)
- ☐ Complete Inventory of Proposed Structures
- ☐ Complete Inventory of Existing Uses and/or Activities
- ☐ Applicant's Certification

Signature of County Planner or Designee: _____ Date: _____

Comments: _____

CDP COMPLIANCE	<input type="checkbox"/> YES	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
	<input type="checkbox"/> NO	
PLAT APPROVED	<input type="checkbox"/> YES	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
	<input type="checkbox"/> NO	
<u>APPROVED FOR NEW ADDRESS</u>	<input type="checkbox"/> YES	Signature of County Planner or Designee: _____ Date: _____ Comments: _____
	<input type="checkbox"/> NO	



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SKETCH OF PROPERTY

Please check:

☐

COMMERCIAL

☒

OTHER: Agriculture

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: none

Describe the type of structure that you plan to build: _____

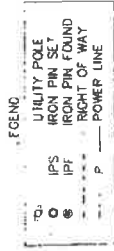
Is this a multiple road frontage lot? _____

CS-5-94 61 70-65

SURVEY FOR
M. WAYNE SEABOLT
 LAND LOT 154, 11th DISTRICT
 CARROLL COUNTY, GEORGIA
 JUNE 4, 1999

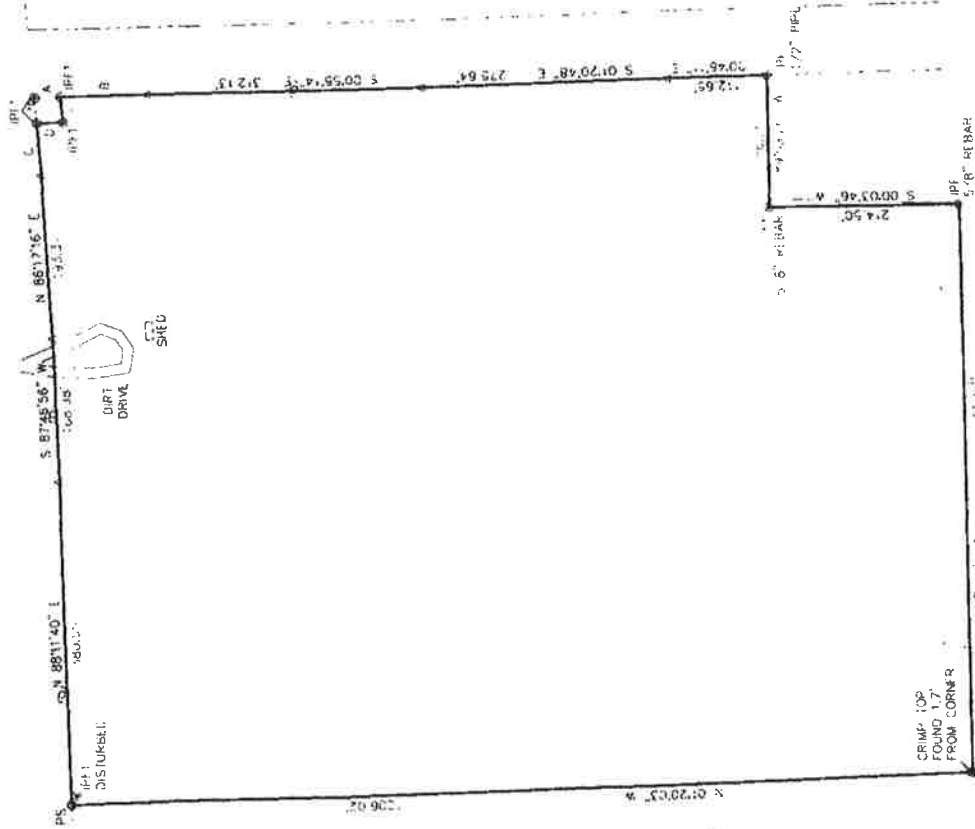
AREA - 18.70 ACRES

GA. HWY. 5
 (100' R/W)



NOTE: ALL IRON PINS SET ARE 1/2" REBAR
 NOTE: ALL IPF ARE 1/2" REBAR
 NOTE: THIS PROPERTY IS SUBJECT TO ALL
 EASEMENTS AND/OR RIGHTS OF WAY WHICH
 MAY AFFECT TITLE.

LINE	DIRECTION	DISTANCE
1	S 07°00'24" E	29.93
2	S 01°22'54" E	68.45
3	N 85°13'11" E	60.97
4	S 07°58'10" E	50.07
5	N 84°40'50" E	50.00



NOW OR FORMERLY
 WAYNE SEABOLT

GRAPHIC SCALE



THIS SURVEY WAS MADE USING A TOPCON GTS-303 TOTAL STATION
 WHICH READS DISTANCES TO THE NEAREST 0.005 FEET AND WITH
 DIRECT READING TO 5 SECONDS FOR ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR PRECISION
 OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE
 LEAST SQUARE RULE.

THE INFORMATION ON THIS PLAT HAS A CLOSURE PRECISION OF ONE
 FOOT IN 200,000 FEET



NOW OR FORMERLY
 PIERCE & GARNELLE, NORVA

PREPARED BY
PIONEER LAND SURVEYING CO.
 801-D SOUTH PARK STREET
 CARROLLTON, GEORGIA
 (770) 838-1919

CA. RECD. AND SURVEYOR, NO. 1134

99327



Overview



Legend

- Parcels
- Roads

Parcel ID	066 0074	Owner	SEABOLT MURRAY WAYNE	Last 2 Sales			
Class Code	Consrv Use		1358 W HWY 5	Date	Price	Reason	Qual
Taxing District	COUNTY		ROOPVILLE, GA 30170	7/9/1999	\$61523	LM	Q
Acres	18.7	Physical Address	1128 NEEDMORE RD	7/20/1989	0	NM	U
		Assessed Value	Value \$131581				

(Note: Not to be used on legal documents)

Date created: 9/29/2023
Last Data Uploaded: 9/28/2023 6:22:08 PM

Developed by  **Schneider**
GEOSPATIAL

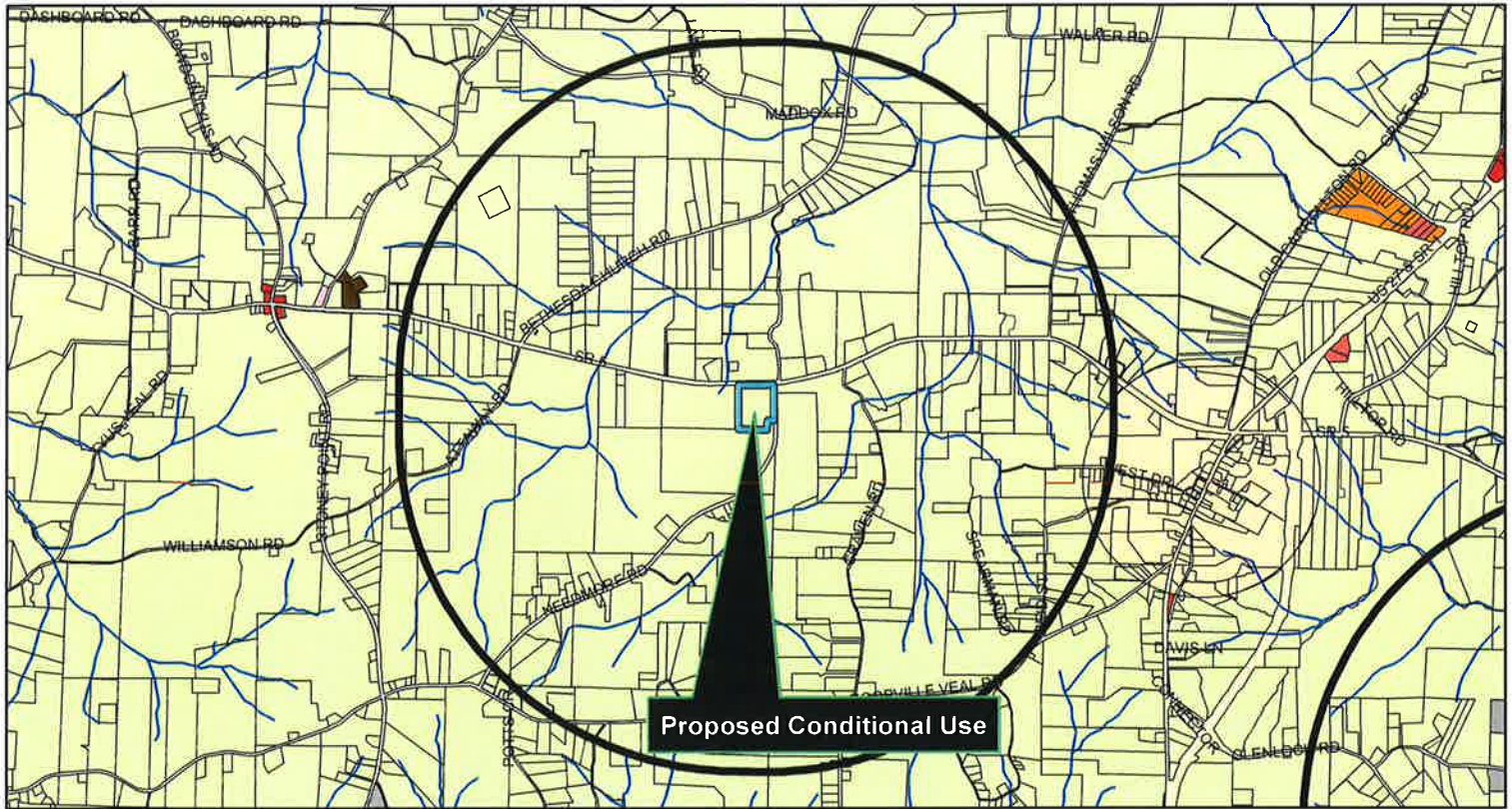


C-24-01-01

Conditional Use request for composting organic food waste including produce, restaurant waste, and manure
Owner/Applicant: Murray Wayne Seabolt
Parcel 066-0074

Zoning Map

- | | | |
|-----------------------------|---|---|
| 1.5 Mile Radius | TP - Technology Park | PUD - Planned Unit Development* |
| Municipal | OI - Office and Institutional | R1 - Single Family Home (3 ac min.)* |
| A - Agriculture (4 ac min.) | HDDR - High Density Detached Residential* | R2 - Single Family Home (1 ac min.) |
| C - Commercial | MFR - Multi-Family Residential | R3 - Single Family Home (0.5 ac min.)* |
| I - Industrial | MHS - Manufactured Home Subdivision | R30 - Single Family Home (0.75 ac min.)* |



Future Land Use

- | | | | |
|-----------------|-------------|------------------|-----------------|
| 1.5 Mile Radius | Agriculture | Industrial | Residential |
| Primary | Commercial | Park/Rec/Con | Trans/Comm/Util |
| Secondary | Fairfield | Public/Instituti | |

