



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
(770) 830-5861

Z-20-08-01

COMMISSION DISTRICT: 3
COUNTY COMMISSIONER: Tommy Lee
PLANNING COMMISSION MEMBER: Kim Hagen

PUBLIC HEARING DATES
PLANNING COMMISSION: August 25, 2020
BOARD OF COMMISSIONERS: September 1, 2020

REQUEST: Rezoning from Agricultural to Commercial for the purpose of expanding auction lot.

Applicant: Southeast Investors, LLC (dba Joey Martin Auctioneers)

Current Land Use: Vacant
Future Land Use: Agricultural

Acres: 7.33

Parcel Number(s): 071-0033
Location: 161 Mandeville Lane

PROJECT DESCRIPTION: The applicant is requesting to rezone 7.33 acres from Agricultural to Commercial for the purpose of expanding existing auction yard.

Surrounding Properties:

	Current Zoning	Current Land Use
North	Agricultural	Vacant
East	Agricultural	Vacant
South	Commercial	Commercial
West	Commercial	Commercial

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING ZONING DECISIONS:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed zoning, if approved, will permit a use that is suitable in view of the development of adjacent and nearby property. The adjacent and nearby property is being used for commercial uses as well as some agricultural, although the agricultural uses are across the railroad tracks from subject property.

B. Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property.

The proposed zoning, if approved, will not adversely affect the existing use of adjacent or nearby property.



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C. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning, if approved, would not result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the zoning proposal is not in conformity with the policy and intent of the land use plan; and

The proposed zoning, if approved, is not in conformity with the policy and intent of the land use plan. The future land use for this property is **AGRICULTURAL**.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are other existing or changing conditions affecting the use and development of the property to give supporting grounds for approval or disapproval of the zoning proposal. The applicant also owns property which is adjacent to subject property which is already zoned Commercial and is already used for a commercial use, Joey Martin Auctioneers. There is other property adjacent to subject property which is also zoned Commercial.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning change will have no effect on public infrastructure. Access to the property will be from Highway 27, though the applicant is asking for access to the property from Mandeville Lane for parking of an RV belonging to the applicant.

Carroll County Engineer: Subject property is not within the 100 year flood plain. There are no "state waters" on the property. ES&PC (erosion control plan) will be required for land disturbance. The current NOI (276721) must be reissued for new development.

Carroll County Fire: The property is served by Carroll County Fire Rescue.

Carroll County Board of Education: The proposed rezoning will not add to the Carroll County School system.

Carroll County Water Authority: Developer is responsible for providing water mains and appurtenances to serve the development that meet CCWA specifications, requirements and approval. A detailed review will be conducted by CCWA upon submittal of construction plans by the Developer to determine on-site and off-site water system improvements required by the development.

STAFF COMMENTS: The applicant is requesting to rezone from Agricultural to Commercial. The proposed zoning does not meet the requirements of the county's future land use plan as the future land use for the subject property is **AGRICULTURAL**. However, the subject property is adjacent to property already zoned Commercial which is also owned by the applicant. The rezoning is for an expansion of the existing use, an auction yard.

The current business falls under the requirements of the Corridor Development Plan and has not complied with all of the regulations required by this plan. It is staff's recommendation that any expansion of the existing use, and the rezoning required for such expansion, be contingent upon this business becoming compliant with the Corridor Development Plan.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.



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PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on August 9, 2020; a sign was posted on the subject property, and all abutting property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,


Janet Hyde
County Planner

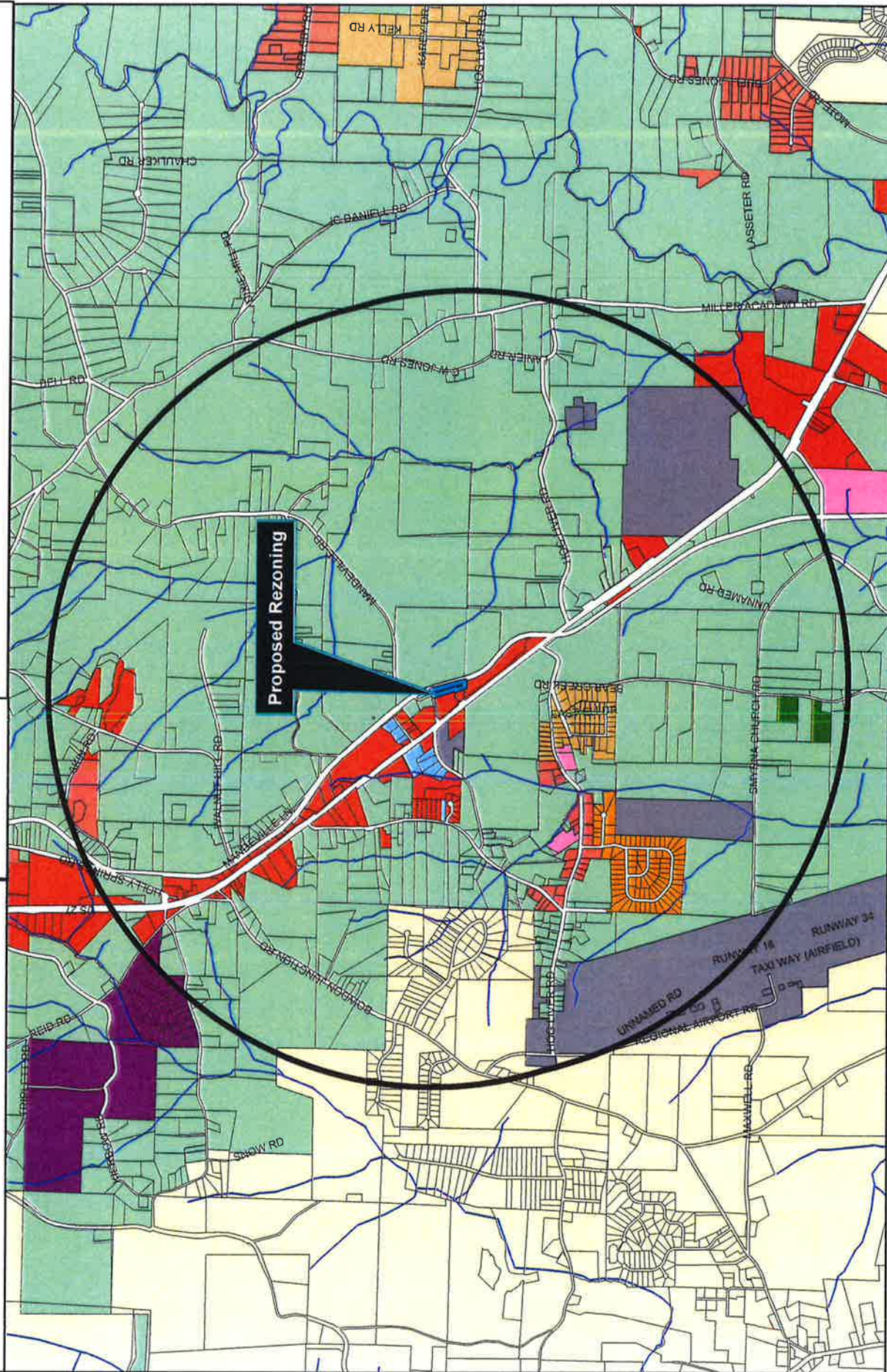


Application: Z-20-08-01

Southeast Investors
Rezone from A to C
071-0033



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





Z-20-08-01

Future Land Use : Agriculture
CDP: Yes

- Agriculture
- Commercial
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util

