



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-04-02

COMMISSION DISTRICT: 4
PLANNING COMMISSION MEMBER: Cassie Marshall
COUNTY COMMISSIONER: Steve Fuller

PUBLIC HEARING DATES
PLANNING COMMISSION: April 27, 2021
BOARD OF COMMISSIONERS: May 4, 2021

REQUEST: Rezoning from Agricultural to Residential to combine parcels.

APPLICANT: Scott Singleton
OWNER: Jeff Gibbs

FUTURE LAND USE: Agricultural

PARCEL NUMBER(S): 077-0756

ACRES: 0.6 acres

LOCATION: Old Camp Church Road

CURRENT ZONING: Agricultural
CURRENT LAND USE: Vacant.

PROJECT DESCRIPTION: The applicant is requesting to rezone 0.6 acres from Agricultural to Residential in order to combine with other property which was previously zoned to Residential for a subdivision.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	R2 Residential	Vacant
East	Agricultural	Residential/Agricultural
South	R2 Residential	Residential
West	Agricultural	Residential/Agricultural

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 would be suitable in view of the development of adjacent and nearby property.



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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.

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, will 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 in conformity with the policy and intent of the land use plan. The future land use for this property is **RESIDENTIAL**.

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 no 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.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning change will have no effect on public infrastructure. Access to the property will be from Old Camp Church Road.

Carroll County Engineer: Subject property is not within the 100 year flood plain. There are "state waters" on the property, an unnamed intermittent stream. Surface runoff eventually enters the lower Little Tallapoosa River. Soil map is attached. Davidson soils may not support septic and are prime agricultural soils.

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

Carroll County Board of Education: The proposed rezoning will add 0.6 acres to a previously approved residential zoning for a subdivision. That previously approved rezoning will add to the Carroll County School system. The project is in the Central cluster which has an attendance of 1150 at Central Elementary, 925 at Central Middle, and 1325 at Central High School.

Carroll County Water Authority: Based on a preliminary review, the development can be sustained with daily household use provided the waterline along Old Camp Church Road is upgraded to a larger size. A more thorough and detailed review will need to be conducted by CCWA upon submittal of plans by the Developer to determine final requirements for local and off-site water system improvements including the appropriate size and extent of waterline upgrade along Old Camp Church Road.

Developer is responsible for providing water mains and appurtenances to serve the development that meet CCWA specifications, requirements and approval. A detailed review of the proposed project will be conducted



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by CCWA upon submittal of plans by the Developer to determine on-site and off-site water system improvements required.

STAFF COMMENTS: The applicant is requesting to rezone from Agricultural to Residential in order to combine with property previously rezoned to Residential for a subdivision in March of 2019. The proposed zoning meets the requirements of the county's future land use plan as the future land use for the subject property is **Residential**.

STAFF RECOMMENDATION: APPROVAL.

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 April 11, 2021; 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