



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-04-03**

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

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

**REQUEST:** Rezoning from Agricultural to Residential to create four residential lots.

**APPLICANT:** Sebern Construction  
**OWNER:** Michael Jones

**FUTURE LAND USE:** Industrial

**ACRES:** 6.64

**PARCEL NUMBER(S):** 125-0604

**CURRENT ZONING:** Agricultural  
**CURRENT LAND USE:** Vacant

**LOCATION:** 21 Lovell Road

**PROJECT DESCRIPTION:** The applicant is requesting to rezone 6.64 acres from Agricultural to Residential in order to split into four parcels for new single family homes.

**SURROUNDING PROPERTIES:**

	<b>Current Zoning</b>	<b>Current Land Use</b>
<b>North</b>	MHS Residential	Residential
<b>East</b>	Commercial/Agricultural	Commercial/Residential
<b>South</b>	Agricultural	Residential/Agricultural
<b>West</b>	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 NOT conformity with the policy and intent of the land use plan. The future land use for this property is **INDUSTRIAL**. However, when the Future Land Use portion of the 2018 Comprehensive Plan was written and adopted, the Carroll County Development Authority had an option on this property as well as adjacent property in order to develop it as a future industrial park. This option has since been abandoned and the properties will no longer be used for an industrial park. The proposed use is one that is in conformity with the surrounding area.

**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 Highway 113 and Lovell Road.

**Carroll County Engineer:** Subject property is not within the 100 year flood plain. There are no "state waters" on the property. Surface runoff eventually enters the Upper Little Tallapoosa River watershed. Soil map is attached. Davidson soils may not support septic and are prime agricultural soils.

County engineer recommends shared curb cut on Lovell Road at a minimum distance from GDOT right-of-way of 125 feet.

**Carroll County Fire:** The property is served by Carroll County Fire Rescue. No comments from Fire at the time of this report.

**Carroll County Board of Education:** The proposed rezoning will add four homes to the Temple cluster.

**Carroll County Water Authority:** Carroll County Water Authority serves this property, but does not review for fire protection requirements. Zoning analysis does not reserve water capacity.



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**STAFF COMMENTS:** The applicant is requesting to rezone from Agricultural to Residential in order to split the property into four residential lots. The future land use for this property is **INDUSTRIAL**. However, when the Future Land Use portion of the 2018 Comprehensive Plan was written and adopted, the Carroll County Development Authority had an option on this property as well as adjacent property in order to develop it as a future industrial park. This option has since been abandoned and the properties will no longer be used for an industrial park. The proposed use is one that is in conformity with the surrounding area.

**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