



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-04-04**

**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 Commercial to Residential in order to use as a residence.

**APPLICANT:** The Purpose Center of West Georgia  
**OWNER:** Art Garcia  
**ACRES:** 7.37  
**CURRENT ZONING:** Commercial

**CURRENT LAND USE:** Commercial  
**FUTURE LAND USE:** Commercial  
**PARCEL NUMBER(S):** 091-0103 and 091-0395  
**LOCATION:** 2439 S Highway 27

**PROJECT DESCRIPTION:** The applicant is requesting to rezone 7.37 acres from Commercial to Agricultural in order to allow an existing home to be used as a residence.

**SURROUNDING PROPERTIES:**

	<b>Current Zoning</b>	<b>Current Land Use</b>
<b>North</b>	R2 Residential	Residential
<b>East</b>	Commercial/Agricultural	Commercial/Residential
<b>South</b>	Commercial	Commercial
<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 **COMMERCIAL**. When the Future Land Use portion of the 2018 Comprehensive Plan was written and adopted, all currently zoned Commercial property was designated as Commercial.

**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 27 South.

**Carroll County Engineer:** Subject property is not within the 100 year flood plain. There are no "state waters" on the property, but there is a lake on the property.

**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 one residence to the Central 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.

**STAFF COMMENTS:** The applicant is requesting to rezone from Commercial to Agricultural in order to live in an existing home on the property. The property is now zoned Commercial and has most recently housed a group home.

The predominant character of the Highway 27 South corridor is Residential and Agricultural with a small portion of agriculturally-related commercial sparsely distributed along the corridor. The proposed agricultural/residential use is one that is in conformity with the surrounding area.



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**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