



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
Z-21-11-01

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

PUBLIC HEARING DATES
PLANNING COMMISSION: November 23, 2021
BOARD OF COMMISSIONERS: December 7, 2021

REQUEST: Rezoning one acre out of a 65.67 acre tract from Agricultural to Residential for the purpose of splitting the existing house and one acre.

OWNER/APPLICANT: Gregory A. Broom

FUTURE LAND USE: Residential

ACRES: 65.67

PARCEL NUMBER(S): 145-0019

CURRENT ZONING: Agricultural
CURRENT LAND USE: Residential

LOCATION: 2036 Rockmart Road, Villa Rica

PROJECT DESCRIPTION: The applicant is requesting to split a one acre tract with an existing house from a 65.67 acre tract which he recently purchased. He is asking to keep the remaining 64.67 acres as Agricultural zoning. He is planning to renovate and sell the home.

SURROUNDING PROPERTIES:

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

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. There are other residential lots adjacent to and in close vicinity to the subject 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 which give grounds to support approving or disapproving the zoning proposal.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning will have no effect on public infrastructure. Access to the subject property is from Rockmart Road. The anticipated traffic generation rate is minimal.

Carroll County Engineer: There is flood plain on the property, approximately 1.4 acres of the 65.7 acres, or 2%. The property is within the Upper Little Tallapoosa River watershed, and is inside the seven mile upstream radius. A segment of the Little Tallapoosa River is along the rear of the property.

Carroll County Fire: No comments at the time of this report.

Carroll County Board of Education: The proposed rezoning will not add any residences to the Villa Rica cluster at this time, as no new homes are being proposed with this rezoning.

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 split a one acre tract with an existing house from a 65.67 acre tract which he recently purchased. He is asking to keep the remaining 65.67 acres as Agricultural zoning. The predominant character of Rockmart Road in this area is Residential, with this particular corridor consisting of several single-family dwellings. The proposed rezoning will not be out of character for the neighborhood. The applicant is planning to renovate and sell the existing home.



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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 November 1, 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