



**Carroll County
Department of Community Development**

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COMMISSION DISTRICT: 4
COUNTY COMMISSIONER: Steve Fuller

REQUEST: Annexation of Parcels #134-0339 and #134-0049 into City of Carrollton for development of a 122-lot residential subdivision.

APPLICANT: McDowell and Associates **Future Land Use:** Residential (1-acre minimum)
ACREAGE: 53+
Current Land Use: Vacant
Current Zoning: Agricultural

PURPOSE: As required by Georgia law, the City of Carrollton has notified Carroll County of a proposed annexation of two parcels. The Board of Commissioners has an opportunity to object if it is felt that the proposed annexation may create some issues with the potential land use or service issues. If objecting, the County must notify the City of Carrollton within thirty (30) days and the parties would enter an arbitration process. Staff has reviewed the application and has the following comments.

BACKGROUND/HISTORY: The City of Carrollton is legally obligated to provide an opportunity for the Board of Commissioners to object to the proposed annexation.

	Current Zoning	Current Land Use
North	County - Agricultural	Residential
East	County - R1 Residential	Residential
South	City of Carrollton –and County R1 and R3 Residential	Residential
West	City of Carrollton	Residential

GROUND FOR OBJECTION OF ANNEXATIONS PURSUANT TO O.C.G.A. Section 36-36-113:

The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;

- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

FACTS AND ISSUES: Staff has reviewed the proposed annexation and finds the following:

- 1. The proposed zoning of Residential Planned Development (PD) for the development of a 122-lot residential subdivision is not consistent or compatible with Carroll County's current zoning or with the Carroll County Comprehensive Plan and Future Land Use Plan adopted in 2018. The property is currently zoned Agricultural and the Future Land Use Designation is Residential with a one (1) acre minimum. The proposed development is more than double the density allowed by Carroll County's Zoning Ordinance.
- 2. Spring Road which serves subject property is a substandard dirt road which will require enhancements of paving, increased right-of-way, and improvements to intersection with Newnan Road.
- 3. The addition of 122 residences will result in an anticipated traffic generation rate of 10 trips per residence per day, or one trip per residence per hour at peak for a total of 1,220 daily trips or 122 trips per hour at peak.
- 4. The annexation also removes tax dollars from Carroll County Schools.

STAFF RECOMMENDATION: **OBJECT** to the proposed annexation based on "a material increase in burden" related to:

- 1. proposed change in zoning or land use;
- 2. proposed increase in density; and
- 3. infrastructure demands related to the proposed change in zoning or land use.

The proposed change will:

- 1. Result in:
 - a. a substantial change in the intensity of the allowable use of the property and change to a significantly different allowable use than the current use;
 - b. a use which significantly increases the net cost of infrastructure, which is furnished by the county to the area to be annexed because of the road improvements needed and increased traffic; and
- 2. Differ substantially from the existing uses suggested for the property by the County's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

However, if the City approves the annexation, Staff recommends that the City impose, at a minimum, the following conditions:

- 1. The City of Carrollton include Spring Road in its annexation and bring the intersection of Spring Road and Old Newnan Road up to standards of a city intersection; and
- 2. Require the developer to maintain the one (1) acre lot minimum as outlined in the Carroll County Zoning Ordinance, which will maintain the character described in the Carroll County Comprehensive Plan adopted in 2018.

OPTIONS: The Board of Commissioners could act on this application as follows:

- 1. Vote to have no objections to the proposed annexation.
- 2. Vote to have objection to the annexation by stating the objection is based on a material increase in burden as described above.

3. Take no action, thus having no objection.
4. Commission defined alternative.

RECOMMENDED MOTION: Motion to OBJECT to the proposed annexation of Parcels # 134-0339 and #134-0049 into City of Carrollton for development of a 122-lot residential subdivision because of the reasons in the Staff Report; however, if the City approves the annexation over the County's objection, we recommend that the City impose, at a minimum, the following conditions:

1. The City of Carrollton include Spring Road in its annexation and bring the intersection of Spring Road and Old Newnan Road up to standards of a city intersection; and
2. Require the developer to maintain the one (1) acre lot minimum as outlined in the Carroll County Zoning Ordinance, which will maintain the character described in the Carroll County Comprehensive Plan adopted in 2018.

Respectfully submitted,

Ben Skipper
Community Development Director

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County Planner