



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner  
**Z-21-12-01**

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

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** December 28, 2021  
**BOARD OF COMMISSIONERS:** January 4, 2022

**REQUEST:** Rezoning 2.39 acres and house out of a 12.08 acre tract from Agricultural to Residential for the purpose of splitting the property.

**OWNER/APPLICANT:** Toby Shadix

**FUTURE LAND USE:** Residential

**ACRES:** 12.08

**PARCEL NUMBER(S):** 167-0224

**CURRENT ZONING:** Agricultural  
**CURRENT LAND USE:** Residential

**LOCATION:** 1035 Harlan Lane Road, Villa Rica

**PROJECT DESCRIPTION:** The applicant is requesting to split a 2.39 acre tract with an existing house from a 12.08 acre tract. He is asking to keep the remaining acreage as Agricultural zoning.

**SURROUNDING PROPERTIES:**

	<b>Current Zoning</b>	<b>Current Land Use</b>
<b>North</b>	Mobile Home Subdivision	Residential
<b>East</b>	Agricultural	Residential
<b>South</b>	R3 Residential and Mobile Home Subdivision	Residential
<b>West</b>	Agricultural and R3 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 Harlan Lane Road. The anticipated traffic generation rate is minimal. All roads, bridges, and other infrastructures expected to be utilized by the facility are adequate.

**Carroll County Engineer:** There is no flood plain on 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 2.39 acres with an existing house from a 12.08 acre tract. The predominant character of Harlan Lane Road is a combination of residential and agricultural uses. The proposed rezoning will not be out of character for the neighborhood.

**STAFF RECOMMENDATION: APPROVAL.**



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**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 December 3, 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