



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
Z-22-01-01

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

PUBLIC HEARING DATES
PLANNING COMMISSION: January 25, 2022
BOARD OF COMMISSIONERS: February 1, 2022

REQUEST: Rezone five acres from Agricultural to Residential.

OWNER/APPLICANT: Philip Smith

FUTURE LAND USE: Residential

ACRES: 5

PARCEL NUMBER(S): 149-0051

CURRENT ZONING: Agricultural
CURRENT LAND USE: Residential

LOCATION: 130 E. Lake Buckhorn Road,
Temple

PROJECT DESCRIPTION: The applicant is requesting to rezone a five acre tract with an existing house from Agricultural to Residential in order to split the property to construct a new home.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	R2 Residential	Residential
East	R3 Residential	Residential
South	Agricultural	Residential/Agricultural
West	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.



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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 properties 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. The proposed new home will add minimal students to the school system.

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 E. Lake Buckhorn 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 add one residence to the Villa Rica 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 a five acre tract with an existing home from Agricultural to Residential. If approved, the applicant will split the property into two approximately equal parcels and construct a new home on the new parcel. The predominant character of E. Lake Buckhorn Road is residential. The proposed rezoning will not be out of character for the neighborhood. The Future Land Use designation for this property is Residential.

STAFF RECOMMENDATION: APPROVAL.



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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 January 10, 2022; 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

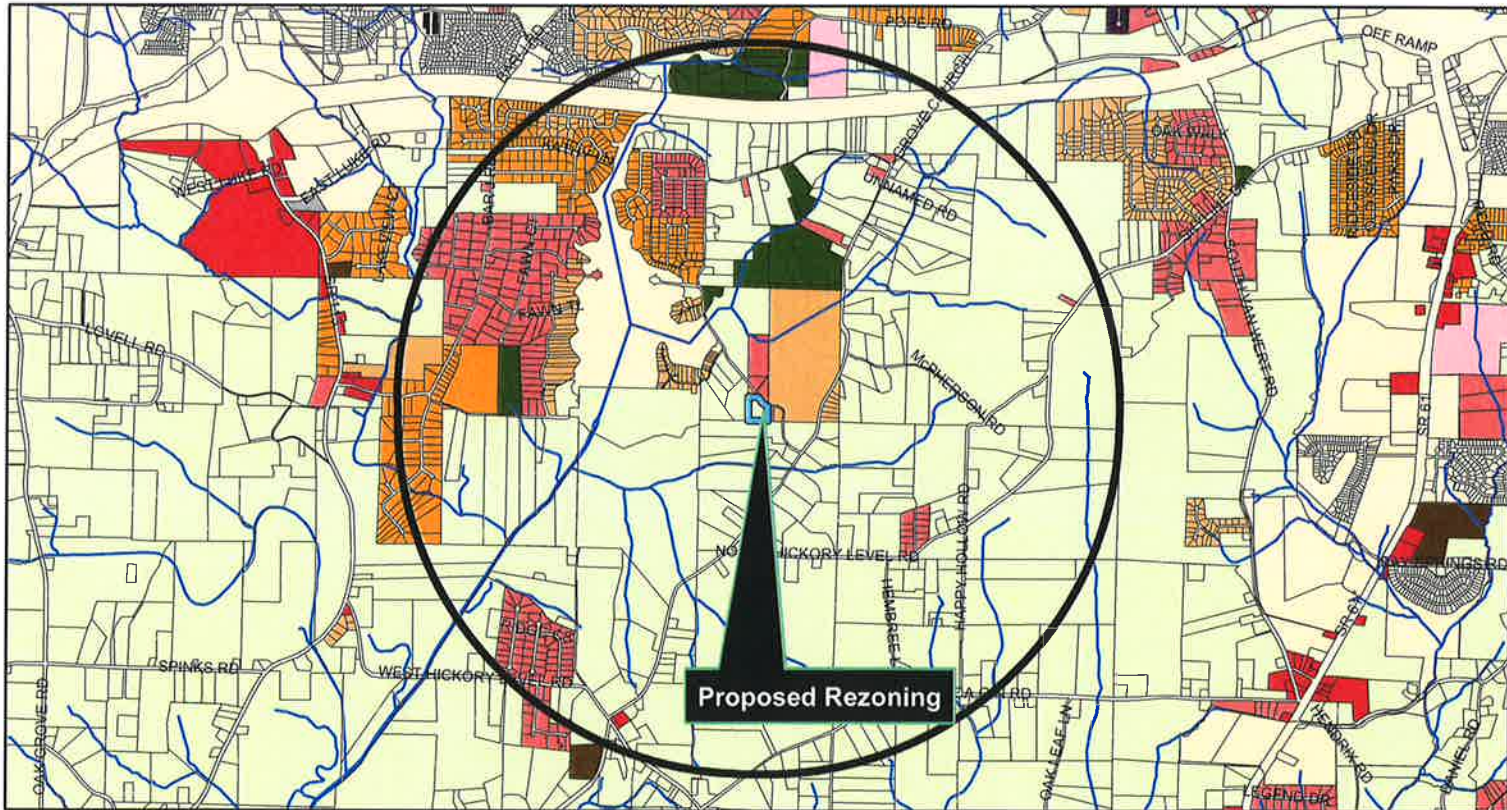


Z-22-01-001

Zoning Map

Philip Smith
149-0051
Agricultural to R2 Residential

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development*
- R1 - Single Family Home (3 ac min.)*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)*
- R30 - Single Family Home (0.75 ac min.)*



Future Land Use

- 1.5 Mile Radius
- Agriculture
- Commercial
- Fairfield
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util
- Primary
- Secondary

