



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
Z-22-01-02

COMMISSION DISTRICT: 4
PLANNING COMMISSION MEMBER: Cassie Marshall
COUNTY COMMISSIONER: Steve Fuller

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

REQUEST: Rezoning 2.72 acres from R3 Residential to Commercial in order to continue tree and landscaping service.

OWNER/APPLICANT: Jose and William Rodriguez

FUTURE LAND USE: Residential

ACRES: 2.72

PARCEL NUMBER(S): 110-0208, 110-0019, 110-0020, and 110-0021

CURRENT ZONING: R3 Residential
CURRENT LAND USE: Residential/
Commercial

LOCATION: 588, 1280, 1296, and 1358 Stripling Chapel Road, Carrollton

PROJECT DESCRIPTION: The applicant is requesting to rezone approximately 2.72 acres (four parcels) from R3 Residential to Commercial in order to continue to operate his landscaping and tree service.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	R3 and R1 Residential	Residential
East	R3 Residential	Residential
South	R2 Residential	Residential
West	Industrial	Industrial

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.



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The proposed zoning, if approved, will permit a use that would be suitable in view of the development of adjacent and nearby property. The character of Stripling Chapel Road is a mixture of residential, commercial, and agricultural uses. If approved, commercial zoning at this location would be an appropriate transition between the residential and industrial uses.

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. There is industrial property in close proximity, and commercial zoning is an appropriate transition between the Industrial and Residential uses.

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 use of the property will not change at this time, if this rezoning request is approved.

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 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.

A condition that supports the approval of this rezoning is that the applicant has been operating a business at this location for many years. He formerly operated this business as a home occupation at this location, but moved his residence into the City of Carrollton a few years ago. He continued to operate the business at this location, but failed to maintain his occupational tax license at this location.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning will have no effect on public infrastructure. Access to the subject property is from Stripling Chapel Road. The anticipated traffic generation rate will not change if this rezoning request is approved. All roads, bridges, and other infrastructures expected to be utilized 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.



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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 four parcels totaling 2.73 acres from R3 Residential to Commercial. The predominant character of Stripling Chapel Road is a combination of residential, commercial, and industrial uses. The proposed rezoning will not be out of character for the neighborhood and the proposed commercial zoning is an appropriate transition between the industrial and residential uses. However, the Future Land Use designation for this property is Residential.

The buffer requirement of commercial zoning abutting residential zoning is 30 feet on the sides and 50 feet on the rear. If this rezoning request is approved, because the business is existing, staff recommends a privacy fence between the subject property and the adjacent residential properties.

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 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

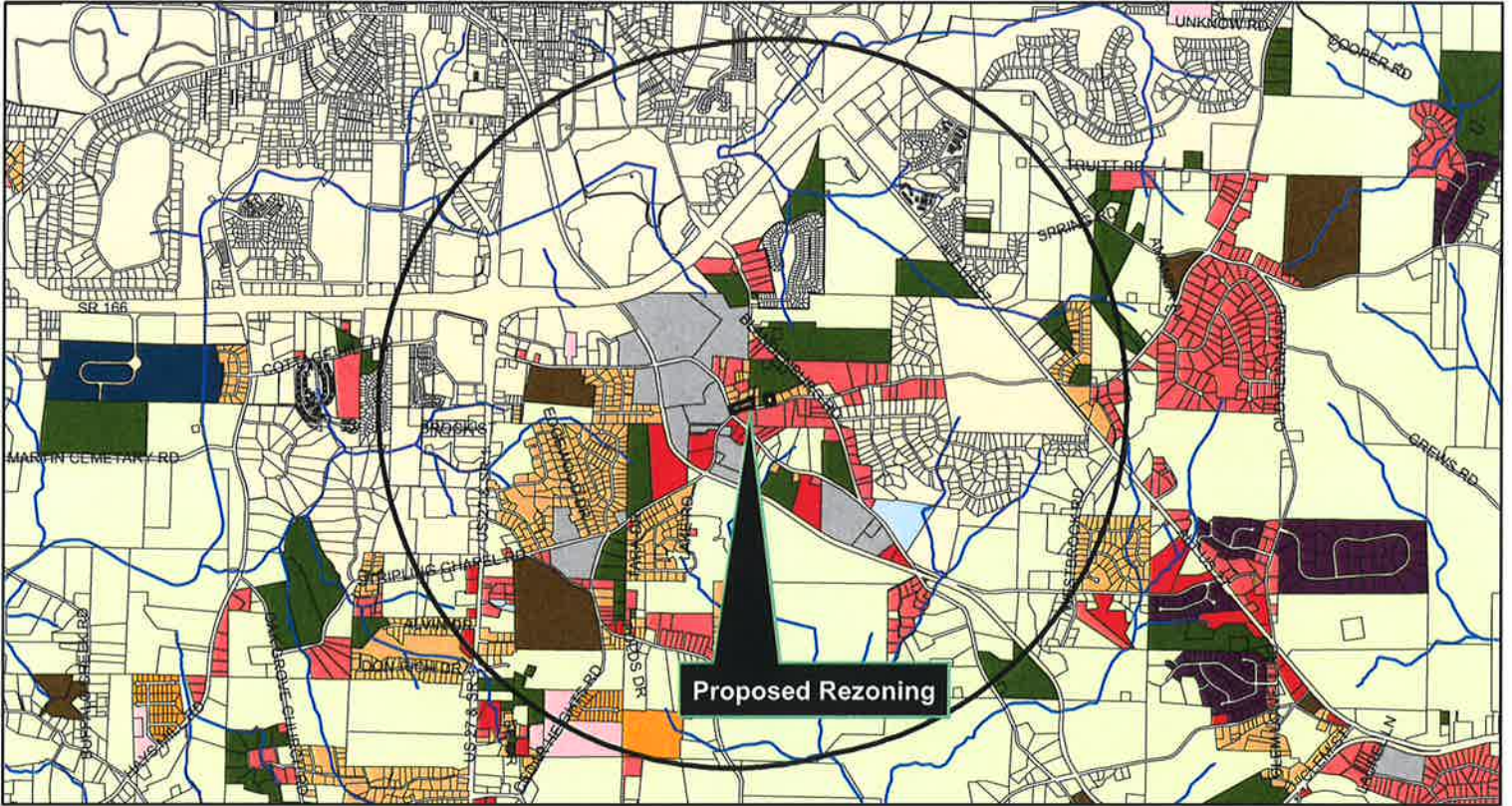


Z-22-01-01

Jose and William Rodriguez
110-0208, 110-0019, 110-0200,
and 110-0021
R3 Residential to Commercial

Zoning Map

- 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

