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Janet Hyde  
County Planner  
**Z-22-10-01**  
**C-22-10-01**

**REZONING AND CONDITIONAL USE REQUEST**

**COMMISSION DISTRICT:** 5  
**PLANNING COMMISSION MEMBER:** Paul Dement  
**COUNTY COMMISSIONER:** Ernie Reynolds

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** October 18, 2022  
**BOARD OF COMMISSIONERS:** November 1, 2022

**REQUEST:** Rezoning and Conditional Use Request by Glock, Inc, a Georgia corporation, to rezone a portion of tax parcels 196-0015 and 203-0004, being approximately 385 acres (out of the larger 4,000+ acre combined tracts) from Agricultural to Industrial (along with a Conditional Use Permit) for a public safety training facility.

**APPLICANT:** Glock, Inc., a Georgia Corporation

**Current Land Use:** Vacant  
**Future Land Use:** Agricultural

**ACREAGE:** Approximately 385

**PARCEL NUMBER(S):** 196-0015 and 203-0004

**LOCATION:** The property is fronted by Jones Mill Road, Hutcheson Ferry Road, West Carroll Road, McLarty Road, and Highway 5.

**PROJECT DESCRIPTION:** Rezoning Request by Glock, Inc, a Georgia corporation, to rezone a portion of tax parcels 196-0015 and 203-0004, being approximately 385 acres (out of the larger 4,000+ acre combined tracts) from Agricultural to Industrial (along with a Conditional Use Permit) for a private public safety training facility, which would include an indoor and outdoor shooting range surrounded by the remaining agriculture land. The owner of the property is Blenheim Timber, LLC, A Delaware Corporation. The property is located in Land Lots 102, 103, 161-163, and 179-182 of the Third District in Carroll County.

**SURROUNDING PROPERTIES:**

	Current Zoning	Land Use
North	Agricultural	Agricultural
East	Agricultural	Agricultural
South	R2 and R3 Residential/Agricultural	Agricultural
West	Agricultural	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. The areas being proposed for the rezoning will be buffered by agricultural land that is undeveloped and will continue to be undeveloped, according to the applicant.

### **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 because of the buffer being proposed by the applicant. Large berms will be constructed at the end of each shooting range (per United States Department of Defense specifications) and the existing trees on the perimeter of the property will be maintained.

### **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 result in a use which will not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. It would not have an effect on use of schools as it will add no additional students to the school system. The facility will only be open to public safety personnel who have been invited to participate in Glock's safety program and will not be open to the general public.

### **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 designation for the property is Agricultural. However, there is an existing industrial use on an adjacent parcel. The subject property is approximately 385 acres and the remainder of the 4000+ acres will remain Agricultural.

### **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 to give supporting grounds for disapproval of the zoning proposal.

## **REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:**

### **A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The proposed use will not have an adverse effect on the neighborhood because of the proposed buffer of the remaining 4000+ acres of Agricultural property.

### **B. Whether or not the use is otherwise compatible with the neighborhood.**

The use is compatible with the surrounding area as the surrounding area as there is an existing Industrial use on an adjacent parcel to the subject property.

### **C. Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use will not result in a nuisance as defined under state law because of the proposed buffer that will be maintained on the subject property.

### **D. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The quiet enjoyment of surrounding property will not be adversely affected due to the buffer being proposed by the applicant.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding property values will not be adversely affected.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

The applicant is proposing access from several county roads and one state highway. The State Highway access requirements will be determined when a driveway permit is issued by Georgia DOT. The property allows for ample parking.

**G. Whether or not the site or intensity of the use is appropriate.**

The site and intensity of the use is appropriate.

**H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.**

There are no special or unique conditions to this request. There is an industrial use already existing on an adjacent parcel. The zoning ordinance allows for a public safety training facility in Industrial zoning with a conditional use permit.

**I. Whether or not adequate provisions are made regarding hours of operation.**

Hours of operation have been addressed. The applicant has stated that the hours of operation will be 8-5 on weekdays with a rare weekend use designed for specific clients' needs.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Controls and limits have not been placed on commercial deliveries.

**K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Landscape plan is not required. The majority of the subject parcels will be maintained as Agricultural zoning.

**L. Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected. Heavy security will be maintained with gates and cameras. Signs will be posted for live fire on the chance that there is any trespassing onto the property. All ranges will be fenced, and additional berms will be constructed for outdoor ranges.

**M. Whether the applicant can vary from any minimum required lot size requirement.**

Not applicable.

**DEPARTMENTAL COMMENTS:**

**Carroll County Public Works:** Access to the property is from Highway 5, Hutcheson Ferry Road, Jones Mill, and McLarty Road. State DOT permit may be required for access to Highway 5.

**Carroll County Engineer:** A portion of the subject property is within the 100-year flood plain or probable wetland. There are known state waters on the property. Wolf Creek passes through the interior of the subject property. Land disturbance permit will be required.

**Carroll County Fire:** Fire marshal review will be required and adequate access for fire apparatus must be maintained.

**Carroll County Board of Education:** No impact. No additional students will be added as a result of this application.

**Carroll County Water Authority:** No comments at the time of this report.

**STAFF COMMENTS:** The applicant is requesting to rezone a portion of tax parcels 196-0015 and 203-0004, being approximately 385 acres (out of the larger 4,000+ acre combined tracts) from Agricultural to Industrial (along with a Conditional Use Permit) for a public safety training facility, which would include an indoor and outdoor shooting range surrounded by the remaining agriculture land.

**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 September 26, 2022; signs were 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