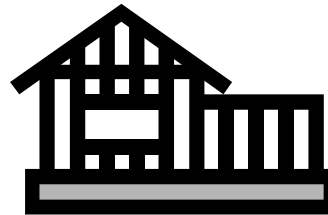


**Carroll County
Department of
Community Development**

**For a complete copy of the
Corridor Development Plan
(CDP), please visit the Carroll
County Department of
Community Development or
find the document online at
[www.carrollcountyga.com/
home/dcd](http://www.carrollcountyga.com/home/dcd). If you have any
questions, please contact staff
at (770) 830-5861.**



**Carroll County
Department of
Community Development**

Lee Gorman, Director
Chris Cole, Planner/CDP Administrator
423 College St.
Carrollton, GA 30117

TEL: 770-830-5861 FAX: 770-830-5866
www.carrollcountyga.com/home/dcd.htm

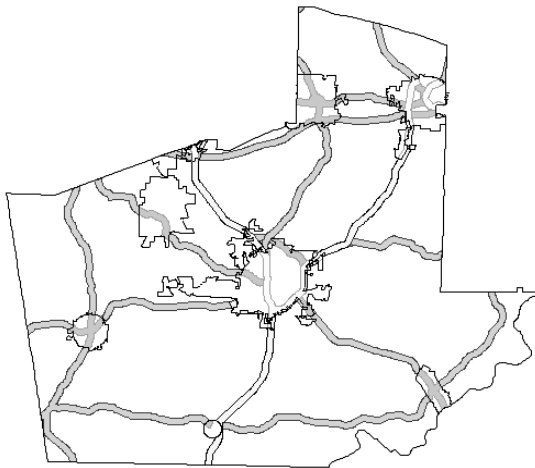
*Informational
Brochure*

Corridor Development Plan (CDP)



Corridor Development Plan (CDP)

The Corridor Development Plan (CDP) is a zoning overlay that covers all properties in the unincorporated county along state or federal routes. Properties within the overlay are required to comply with additional land use standards and obtain County approval prior to future development.



The CDP is intended to ensure quality development along the county's corridors. Its standards include providing adequate parking, lighting, access, architectural design, and landscaping.

Before you start development of a property along the county's corridors, please call 770-830-5861 to set up a meeting with staff to discuss your proposal. Staff will assist you in determining if your property is within the overlay zone on a primary or secondary corridor.

Why have a Corridor Development Plan?

The County believes the CDP has many important purposes. Some of these include:

- To enhance the value and viability of lands surrounding Transportation Corridors by preventing the development of land uses which conflict with the roadside and surrounding areas
- To promote economic growth that enhances employment opportunities, to maintain property values, and to protect the fiscal integrity of the County
- To protect surface and ground water and other environmental resources, including green spaces, significant habitat and land with exceptional scenic beauty
- To ensure that adequate public facilities and services are available to serve development as the demands for those facilities and service are created
- To provide for highway safety and to reduce the hazard from unnecessary points of ingress and egress and cluttered roadside development
- To maintain predictability and fairness for affected landowners
- To establish appropriate governance procedures to plan and oversee development to promote the interests and welfare of the community
- To protect existing and proposed rights of way of all Transportation Corridors to ensure that these highways continue to serve their primary function and to accommodate increasing volumes of traffic.

What about Outdoor Display?

Outdoor display of automobiles, campers, recreational vehicles, boats, farm vehicles, and manufactured or modular homes is authorized in the primary and secondary corridor overlay district by development permit subject to the placement of all display items on a paved or a porous surface approved by the Engineer. Modular or manufactured homes must be skirted to conceal supports.

Outdoor display of any other goods, other than those listed above, shall be limited to screened areas located on the opposite side of the primary structure from the Transportation Corridor right-of-way so as to screen the use from the Transportation Corridor right-of-way.

What about Temporary Outdoor Display?

Temporary outdoor display of sales and products, which are related to the primary business use of the lot or parcel, may be permitted under administrative review and by approval from the Zoning Official for a limited time period. There is also a provision for a holiday display. Please contact Community Development staff with any questions and to find out how to apply for a temporary outdoor display permit.

