



# Carroll County Department of Community Development

## Carroll County Planning Commission Historic Courthouse, Old Superior Courtroom 323 Newnan Street, Carrollton, GA

1. Call To Order
2. Roll Call
3. Minutes
4. Hearing Procedures
5. Requests
  - 5.i. Z-23-10-01  
Rezoning request from Agriculture to Industrial for the headquarters of a company that provides aluminum and other metal architectural products at 4 Maple Hill Rd. Parcel #131-0197, Land Lot 149 of the 5<sup>th</sup> District.  
Owner/Applicant: Louise Petty/Blake Dexter. Commission District 5.

Documents:

[Z-23-10-01.PDF](#)

6. Business Session  
Update from Board of Commissioners meeting
7. First Reading
8. Adjournment



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997 Newnan Rd  
P.O. Box 338

Carrollton, GA 30116  
(770) 830-5861

## APPLICATION FOR REZONING

2-23-10-01

APPLICANT

**Applicant Name:** Dexter Cos, LLC - Blake Dexter  
**Address:** 3535 Peachtree Rd., Suite 520 #723 **City:** Atlanta **State:** GA **Zip:** 30326  
**Phone:** (404) 239 - 9400 **Fax:** ( ) - - **Email:** bdexter@dexterocos.com

**Agent Name:** N/A  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone:** ( ) - - **Fax:** ( ) - - **Email:** \_\_\_\_\_

**Owner Name (If different from applicant):** Petty, Louise M. - Trustee: Glenda Jackson  
**Address:** 461 McKenzie Bridge, Carrollton, GA 30116  
**Phone:** (770) 595 - 8847 **Fax:** ( ) - -

*(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)*

REZONING

**Project Name:** HSP Bankhead Hwy  
**Rezoning Location (attach location map):** Parcel ID 131 0197  
**Current Zoning:** Agricultural  
**Proposed Zoning:** Industrial  
**Proposed Use:** Relocation of HQ of nationally operating provider of aluminum and other metal architectural products  
*(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)*  
**Total acreage:** 29.27 +/-  
**Describe Proposed Rezoning: (attach additional sheets if necessary)**  
Property to be rezoned to build a +/- 92,000 SF office/warehouse building to replace current HQ facility in City of Atlanta  
All utilities are already at this site that fronts onto Hwy 166.

STAFF USE ONLY

Land Lot \_\_\_\_\_ of the \_\_\_\_\_ District, Carroll County Tax Map \_\_\_\_\_ Parcel \_\_\_\_\_  
Date Application Filed: \_\_\_\_\_ County Recipient: \_\_\_\_\_  
Advertisement Date: \_\_\_\_\_ Sign Posting to before this date: \_\_\_\_\_  
Planning Commission First Reading Date: \_\_\_\_\_  
Planning Commission Hearing Date Scheduled: \_\_\_\_\_ at 6:30 p.m.  
County Commissioners Hearing Date Scheduled: \_\_\_\_\_ at 6:30 p.m.  
Rescheduled Hearing Date, if required: \_\_\_\_\_ Application No: \_\_\_\_\_  
Application Withdrawn with/without Prejudice: *(please circle)*  
Zoning Personnel: \_\_\_\_\_ Letter Sent to Applicant: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



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**COMPREHENSIVE PLAN**

**Describe how the proposed Rezoning will affect:**

**Traffic:** Effect on traffic will be minimal compared to commercial or high density residential. There will be 60 automobile parking spaces to accommodate employees and a few office visitors. Typical daily truck traffic will be 3 to 4 semi tractor trailers and the same number of pickup trucks pulling trailers.

**Parking:** Approximately 60 automobile spaces

**Availability of Public Facilities/Utilities:** Property has all necessary utilities including natural gas, electricity, county water, and city sewer.

**Other relevant Impacts of the Proposal:** This is a low impact use compared to R4 and commercial uses.

**Describe how the proposed Rezoning will be a benefit to the public.** This will be bringing approximately 50 to 60 new well paying jobs to the community and this is a 80 year old family owned business that highly values their employees. The new building and business will add tax revenue while requiring very limited county services unlike high density residential especially with educational related service costs.

**REZONING QUESTIONS**

**Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process.**

*– Attach additional sheets as necessary. –*

1. Has the landowner or any person undertaken or initiated any efforts to develop the property in its existing zoning classification? Please provide a complete statement of the efforts for such development?

Landowner has had several developers attempt to develop residential but the lack of sewer capacity makes it economically unfeasible. Agricultural use is not appropriate in this location especially with the topography and amount of usable land.

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

To make residential zoning economically viable, sanitary sewer service is essential and Carrollton cannot provide required treatment capacity. Agricultural use is not reasonable due to the property size and topo/usable land. Due to e-commerce growth, very few grocery stores, big box retailers and other shopping center/retail uses are being developed.

3. Does the applicant know of similarly situated properties, within 1/2 to 1 mile, that have been developed in a manner as proposed? If so, please list the location of the similar property with respect to the subject property.

There are many industrial users along Hwy 166 operating in commercial zoning including Esco Way, Fraisher Rd, Lambert Dr. and Salesbam Rd. There is a property behind the QT station at Old Airport Rd that has been annexed into the City of Carrollton and rezoned for industrial use, and other adjacent properties are in process of rezoning in the City.

4. Is the subject property a portion of a larger tract?  Yes  No If yes, please describe the original tract size, and what portion you are requesting to rezone:



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REZONING QUESTIONS CONTINUED

5. Are there any houses, barns, mobile homes, commercial buildings, or structures presently located on the subject property? If so, please identify the number of structures and their type:

There is one small dilapidated shed structure currently on the property.

6. List the type of structures you propose to construct if the subject property is re-zoned. If proposing the development of a subdivision, please describe the style, minimum square footage, proposed number of homes, number of phases, and price range of the homes:

The one +/- 92,000 SF building on the Southwestern half of the property is all that is planned at this time. If topography allows, a second building could possibly be added on the Northeastern portion on the property.

7. Please state any pertinent facts, circumstances, events, and or documents that should be considered to support a decision to rezone the property to the proposed zoning classification and use.

The 166 corridor has been widely identified by economic developers as being the logical development corridor in the comprehensive plan, so the proposed rezoning is consistent with those objectives of increased non-residential tax base requiring very low county service and is consistent with the expansion of industrial zoning by City of Carrollton along Bankhead Hwy for the same reasons.

8. Will your proposed use add additional residents to the property? If so, how many new residents do you anticipate will eventually move onto the property? No \_\_\_\_\_ How many households during the first year? \_\_\_\_\_

9. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide.

None other than collaboration with County economic development and utility providers.

10. Please identify any public utility (including water, sewer, gas, electricity, and other public utilities) which would be required for the proposed development of the property and are not available at the time of this application.

All utilities are already at this site that fronts onto Hwy 166.

11. Disclosure Requirements per O.C.G.A. Section 36-67A. Has the owner and/or the applicant (or any person or attorney representing such in the re-zoning process) made campaign contributions totaling more than \$250 to any local government official who will consider this application?  Yes  No If yes, please state the name of the official(s) and the position held by each official, and the dollar amount and description of each campaign contribution made to each official within two years preceding the filing of this application.



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## SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: \_\_\_\_\_

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: One dilapidated shed to be removed

Describe the type of structure that you plan to build: *(A residence must be at least 1,230 square feet unless expressly approved by the Board of Commissioners)* +/- 92,000 office/warehouse building

Is this a multiple road frontage lot? Yes, lot fronts onto Hwy 166 and is on the corner of Maple Hill Rd.



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**PARCEL INFORMATION SHEET**  
**APPLICATION FOR ZONING COMPLIANCE CERTIFICATE**  
To be filled out by Map Room

DEPARTMENT STAFF/MAP ROOM OFFICIAL:		TW	
MAP:	131	LAND LOT:	149
PARCEL:	0150	DISTRICT:	05
CURRENT PROPERTY OWNER:		Louise Petty Living Trust	
PROPERTY OWNER AS OF JANUARY 1 <sup>ST</sup> :			
APPLICANT (IF DIFFERENT FROM OWNER):		Allan Anderson	
PROJECT ADDRESS:		4 Maple Hill Rd <small>This will be bringing approximately 50 to 60 new well paying</small>	
CITY:		Carrollton	
TELEPHONE NUMBER:		404 401 1638	
SUBDIVISION:		LOT #:	
ACREAGE:	29.27	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION			
REQUIRED SETBACKS		FRONT	
		SIDE	
		REAR	
<b>CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST</b>			
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification			
Signature of County Planner or Designee: _____		Date: _____	
Comments: _____			
CDP COMPLIANCE	<input type="checkbox"/> YES	Signature of CDP Administrator or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
Comments: _____			
PLAT APPROVED	<input type="checkbox"/> YES	Signature of County Engineer or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
Comments: _____			
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES	Signature of County Planner or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
Comments: _____			



CONCEPTUAL SITE PLAN  
 OF  
 HUBER STREET - MAPLE HILL RD  
 CARROLL COUNTY, GEORGIA  
 AUGUST 11, 2023  
 LAST REVISED AUGUST 24, 2023

**HRC**  
 HUGHES & COMPANY, INC.  
 200 EAST CHURCH STREET  
 SUITE 100  
 WOODBRIDGE, VA 22191  
 P 703.941.0100  
 F 703.941.0107  
 www.hughesandco.com



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	131 0197	<b>Owner</b>	PETTY LOUISE M LIVING TRUST	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		PETTY LOUISE M TRUSTEE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		461 MCKENZIE BRIDGE	6/18/2007	0	LG	U
<b>Acres</b>	29.27		CARROLLTON, GA 30116	6/9/2006	0	ES	U
		<b>Physical Address</b>	4 MAPLE HILL RD				
		<b>Assessed Value</b>	Value \$291074				

(Note: Not to be used on legal documents)

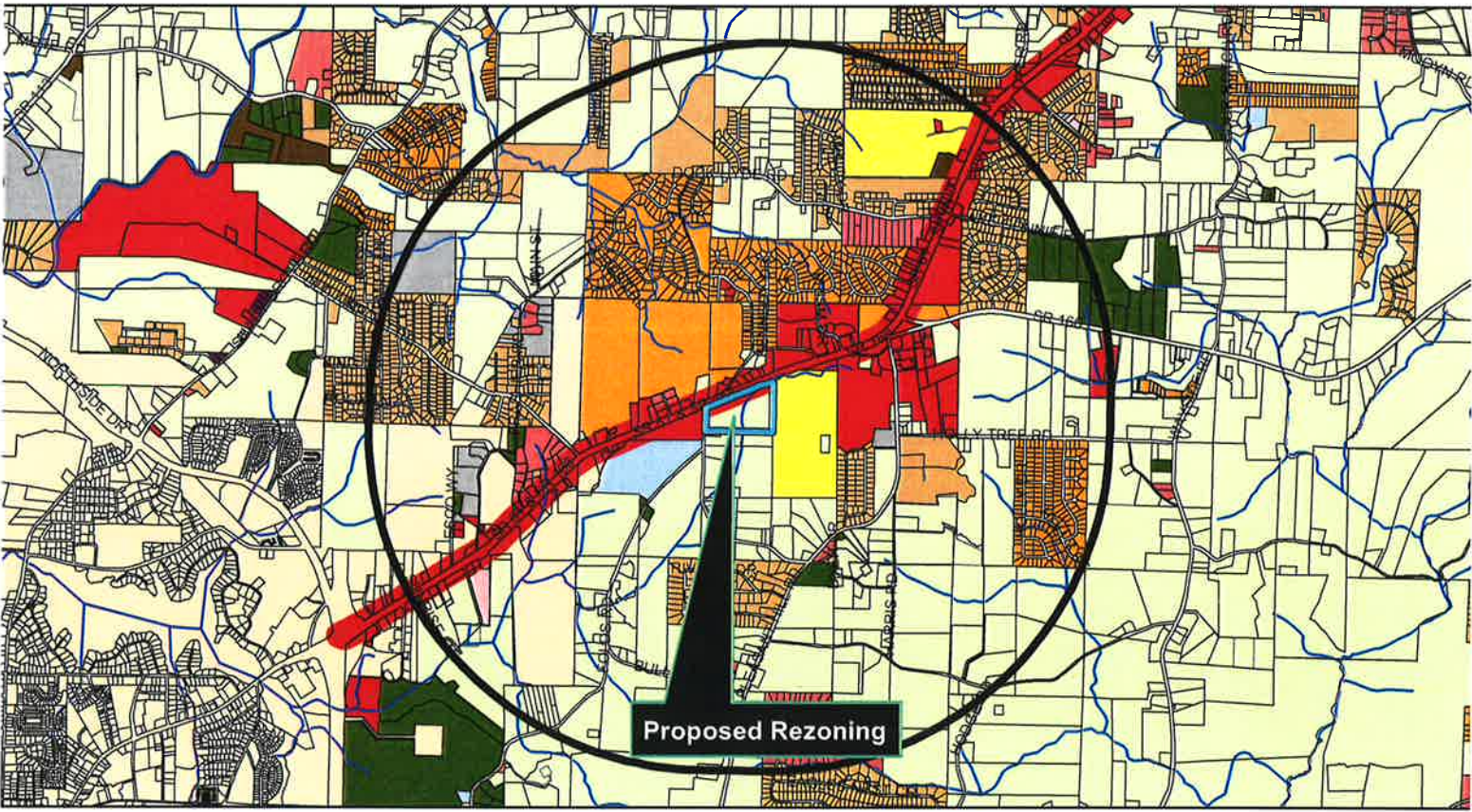
Date created: 9/29/2023  
 Last Data Uploaded: 9/28/2023 6:22:08 PM

Developed by Schneider  
 GEOSPATIAL



Owner/Applicant: Louise Petty/Blake Dexter  
 Parcel 131-0197  
 Agriculture to Industrial

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



**Future Land Use**

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

