



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-01-01

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Randy Coggins
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: January 26, 2021
BOARD OF COMMISSIONERS: February 2, 2021

REQUEST: Rezoning from HDDR to Agricultural in order to combine properties.

APPLICANT: David M. Wilson

ACRES: 3.25 acres

CURRENT ZONING: HDDR (High Density Detached Residential)

CURRENT LAND USE: Vacant, formerly a mobile home park.

FUTURE LAND USE: Agricultural

PARCEL NUMBER(S): 084-0024, 084-0003, and 084-0004.

LOCATION: Highway 27 South, Roopville

PROJECT DESCRIPTION: The applicant is requesting to rezone 3.25 acres from HDDR (High Density Detached Residential) to Agricultural for the purpose of combining properties with currently zoned Agricultural property. The applicant does not want the property to ever be able to be used as a mobile home park in the future.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural	Residential/Agricultural
East	Agricultural	Residential/Agricultural
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.



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The proposed zoning, if approved, will permit a use that is suitable in view of the development of adjacent and nearby property. The adjacent and nearby property is being used for residential purposes.

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.

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, would not result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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 **COMMERCIAL**. However, this was designated in anticipation of the property remaining to be used as a mobile home park.

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 approval or disapproval of the zoning proposal. The proposed zoning change would not create an isolated zoning district, as the predominant zoning in the area is Agricultural.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning change will have no effect on public infrastructure. Access to the property is from Highway 27. Weekday average traffic generation rate is 10 trips per day per household.

Carroll County Engineer: Subject property is not within the 100 year flood plain. There are no "state waters" on the property. Madison soils are suitable for septic. The previous multiple dwellings' septic systems could be an issue in the future. Combination of the tax parcels will be required.

Carroll County Fire: The property is served by Carroll County Fire Rescue. No special fire protection requirements are needed.

Carroll County Board of Education: The proposed rezoning will not add to the Carroll County School system.

STAFF COMMENTS: The applicant is requesting to rezone from HDDR (High Density Detached Residential) to Agricultural for the purpose of combining properties with current Agricultural zoned property. The proposed zoning does not meet the requirements of the county's future land use plan as the future land use for the subject property is **COMMERCIAL**. However, the subject property is adjacent to multiple other parcels which are zoned Agricultural, and the property will be combined with other property which is zoned Agricultural.

STAFF RECOMMENDATION: APPROVAL .



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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 9, 2021; 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