



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-01-02

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 R2 Residential to Agricultural in order to combine properties.

APPLICANT: Brian Eckman and David Sondergeld	FUTURE LAND USE: Agricultural
ACRES: 61.4 acres	PARCEL NUMBER(S): 156-0072.
CURRENT ZONING: R2 Residential	LOCATION: Kirby Bryan Road
CURRENT LAND USE: Vacant	

PROJECT DESCRIPTION: The applicant is requesting to rezone 61.4 acres from R2 Residential to Agricultural for the purpose of combining properties with currently zoned Agricultural property. The applicant wishes to use the property as a pasture.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural	Residential/Agricultural
East	MHS (Mobile Home Subdivision)	Residential
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.**
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 and agricultural 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.**



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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 in conformity with the policy and intent of the land use plan. The future land use for this property is **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 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 Water Authority: The property is served by Carroll County Water Authority. Zoning analysis does not reserve water capacity.

Carroll County Public Works: The proposed zoning change will have no effect on public infrastructure. Access to the property is from Kirby Bryan and Wayside Roads.

Carroll County Engineer: Subject property is not within the 100 year flood plain. There are "state waters" on the property in the form of an unnamed tributary to Normal Creek and Snake Creek. Surface runoff eventually enters Snake Creek Reservoir. Snake Creek has a 150 foot buffer on all surface water. Madison and Hulett soils are suitable for septic. The 61 acres has 335 feet of road frontage.

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 R2 Residential to Agricultural for the purpose of combining properties with current Agricultural zoned property. The proposed zoning meets the requirements of the county's future land use plan as the future land use for the subject property is **AGRICULTURAL**. 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 .

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