



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

Z-21-01-03

**COMMISSION DISTRICT:** 4  
**PLANNING COMMISSION MEMBER:** Cassie Marshall  
**COUNTY COMMISSIONER:** Steve Fuller

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

**REQUEST:** Rezoning from Agricultural to Residential in order to obtain a mortgage.

**APPLICANT:** Hugh and Rika Cuff

**FUTURE LAND USE:** Residential

**ACRES:** 5 acres

**PARCEL NUMBER(S):** 112-0198

**CURRENT ZONING:** Agricultural  
**CURRENT LAND USE:** Residential

**LOCATION:** 358 Gray Road

**PROJECT DESCRIPTION:** The applicant is requesting to rezone five acres with a home from Agricultural to Residential for the purpose of obtaining a mortgage on the property. The applicant is selling the property and the buyer's mortgage company will not finance property which is zoned Agricultural.

**SURROUNDING PROPERTIES:**

	Current Zoning	Current Land Use
North	Mobile Home Subdivision	Residential
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.**

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.**



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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 in conformity with the policy and intent of the land use plan. The future land use for this property is **RESIDENTIAL**.

**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 Gray Road. Anticipated traffic generation is 1 per hour or 10 per day for a residence.

**Carroll County Engineer:** Subject property is not within the 100 year flood plain. There are no "state waters" on the property. Hulett soils are suitable for septic. The property has 60 feet of road frontage. One curb cut can serve no more than two dwellings.

**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 Agricultural to Residential for the purpose of obtaining a mortgage on the 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 **RESIDENTIAL**. The property only has 60 feet of road frontage and is a "flag" lot. County ordinance allows one curb cut to serve no more than two dwellings. The applicant has stated that he will agree to place a stipulation on the property that it cannot be further split. The applicant also owns 33.54 acres behind the subject property which is an interior lot and 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