



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-05-01**

**COMMISSION DISTRICT:** 6  
**PLANNING COMMISSION MEMBER:** David Huddleston  
**COUNTY COMMISSIONER:** George Chambers

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** May 25, 2021  
**BOARD OF COMMISSIONERS:** June 1, 2021

**REQUEST:** Rezoning from Agricultural to Residential for the purpose of subdividing the 5 acre tract into two 2.5 acre tracts for single-family housing.

**APPLICANT:** Southeastern Realty & Development Group, LLC  
**OWNER:** Southeastern Realty & Development Group, LLC  
**ACRES:** 5.01

**CURRENT LAND USE:** Agricultural  
**FUTURE LAND USE:** Residential  
**PARCEL NUMBER(S):** 074-0112  
**LOCATION:** Plowshare Rd.

**CURRENT ZONING:** Agricultural

**PROJECT DESCRIPTION:** The application is requesting to rezone a 5.01 acre tract to Residential from Agricultural in order to build two single family dwellings.

**SURROUNDING PROPERTIES:**

	Current Zoning	Current Land Use
North	Agricultural/R2 Residential	Residential
East	Agricultural	Residential
South	Agricultural	Vacant
West	R3 Residential	Residential

**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 would be suitable in view of the development of adjacent and nearby property.

**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. There are other residential lots adjacent to and in close vicinity to the subject 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, will 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.**

The current property is not useful for agricultural activities. By rezoning to Residential, revenue for the county will increase through property taxes on this property, increasing both available single family dwellings and public funds in Carroll County.

## **DEPARTMENTAL COMMENTS:**

**Carroll County Public Works:** The proposed zoning will have no effect on public infrastructure. Access to the subject property will be from Harper Road and/or Plowshare Road.

**Carroll County Engineer:** Subject property is not within the 100 year flood plain. There are no "state waters" on the property. The anticipated traffic generation rate is minimal. Madison Soils support on-site septic.

**Carroll County Fire:** The property will be served by Carroll County Fire Rescue, station 7, which is 4.3 miles and an approximately response time of six minutes.

**Carroll County Board of Education:** The proposed rezoning will add two residences to the Mt. Zion cluster.

**Carroll County Water Authority:** Carroll County Water Authority serves this property, but does not review for fire protection requirements. Zoning analysis does not reserve water capacity. There is a six inch main which serves the subject property.

**STAFF COMMENTS:** The applicant is requesting to rezone from Agricultural to Residential for the purpose of subdividing the existing 5.01 acres into two 2.5 acre tracts for the purpose of construction of single-family



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housing. This will increase tax revenue through property taxes, but not provide an undue burden on Plowshare Road through traffic or noise, and will make use of the land which is currently not being used as agricultural.

The predominant character of Plowshare Road is Agricultural and Residential, with this particular corridor consisting of several subdivisions and single-family dwellings. The proposed use by the applicant will not be out of character and will benefit the Residential development of Plowshare Road as intended by the Future Land Use Plan.

**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 May 8, 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