



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-05-02

COMMISSION DISTRICT: 3
PLANNING COMMISSION MEMBER: Kim Hagen
COUNTY COMMISSIONER: Tommy Lee

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

REQUEST: Rezoning from Agricultural to Industrial for an office and truck parking in a graveled area.

APPLICANT: G. K. Rogers Construction, LLC
OWNER: Greg Rogers and Christopher Ryan
Duke

CURRENT LAND USE: Agricultural and
Commercial
FUTURE LAND USE: Residential

ACRES: 23.41

PARCEL NUMBER(S): 147-0149

CURRENT ZONING: Agricultural and
Commercial

LOCATION: 1800 West Highway 78

PROJECT DESCRIPTION: The applicant is requesting to rezone 23.41 acres from Agricultural to Industrial for the purpose of an office building and truck parking in a graveled area.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Commercial	Commercial
East	Industrial	Industrial
South	Agricultural	Agricultural
West	Agricultural and Commercial	Residential

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 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.



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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, 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 NOT 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 matter of truck parking for distribution and logistics trucks is a burden for communities in West Georgia and elsewhere. This facility meets that need for this portion of Carroll County and Villa Rica.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning change will have no effect on public infrastructure. Access to the property will be from State Route 78. Anticipated traffic is 7 trips per truck berth per day or one trip per truck berth at peak hour.

Carroll County Engineer: 23% of the subject property is within the 100 year flood plain (5.1 acres of 23 acres). There is a known state water on the property—an unnamed intermittent stream. Surface runoff will enter the Little Tallapoosa River. Subject property is located outside the seven mile radius of Upper Little Tallapoosa River. GDOT right-of-way permit will be required for a commercial/industrial driveway. Erosion and Sedimentation Plan and Land Disturbance Permitting is required, as well as compliance with the Corridor Development Plan. This property is not included in Carroll MS4 area. Soils should support absorption field with moderate erosion.

Carroll County Fire: The property is served by Carroll County Fire Rescue Station 9 which is 4.9 miles from subject property, with an anticipated response time of seven minutes.

Carroll County Board of Education: The proposed rezoning will add no residence(s) and thus will not impact the school system by the addition of students.

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. The property is served by a six inch water main.

STAFF COMMENTS: The applicant is requesting to rezone from Commercial and Agricultural to Industrial for the purpose of office construction and truck storage to meet the need for logistics parking in the Villa Rica



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and Carroll County area. Informal studies have estimated projected truck parking over the next several years, and Phase I (north of the creek on the property) of meeting this need is contingent upon approval of this proposed use, with Phase II serving south of the creek in later development.

The property fronts Highway 78 and also Church Drive, but access along Church Drive will be prohibited for this proposed use. The project also must meet the requirements of the Corridor Development Plan.

The predominant character of the West Highway 78 corridor in which the property sits features Residential, Industrial, and Commercial properties, with the Industrial properties' current use as a storage facility/warehouse, and the Commercial properties' current use as a food mart, car repair, and an office space. The current house on this property is dilapidated, serving no Residential purpose; it is to be removed if this application is approved.

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