



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-07-01**

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

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** July 27, 2021  
**BOARD OF COMMISSIONERS:** August 3, 2021

**REQUEST:** Rezoning from R1-Residential to Agricultural in order to split and combine with other agriculturally zoned properties.

**APPLICANT:** William Joe and Mary Catherine Berry  
**OWNER:** William Joe and Mary Catherine Berry

**CURRENT LAND USE:** Vacant  
**FUTURE LAND USE:** Agricultural

**ACRES:** 5

**PARCEL NUMBER(S):** 073-0091

**CURRENT ZONING:** R1

**LOCATION:** Bear Creek Rd

**PROJECT DESCRIPTION:** The applicant is requesting to rezone 5 acres from R1-Residential to Agricultural in order to split and combine with other agriculturally zoned properties.

**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 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.

**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 **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.

**DEPARTMENTAL COMMENTS:**

**Carroll County Public Works:** The proposed zoning change will have no effect on public infrastructure. Access to the property will be from Bear Creek Rd.

**Carroll County Engineer:** Subject property is not within the 100 year flood plain. There are no "state waters" on the property. Anticipated traffic generation is minimal.

**Carroll County Fire:** The property is served by Carroll County Fire Rescue.

**Carroll County Board of Education:** The proposed rezoning will have no impact on the school system.

**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.

**STAFF COMMENTS:** The applicant is requesting to rezone from R1-Residential to Agricultural in order to combine property with existing property owned by the applicant and sell two acres of subject property to neighbor who also owns Agriculturally zoned property. The future land use for this property is 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 June 25, 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