



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-07-02**

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

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

**REQUEST:** Rezoning from Agricultural to Commercial for a Convenience Store

**APPLICANT:** Akber Ali

**FUTURE LAND USE:** Residential

**OWNER:** Dorothy Green

**PARCEL NUMBER(S):** 129-0090

**ACRES:** 3.43

**LOCATION:** 2991 Shady Grove Rd

**CURRENT ZONING:** Agricultural  
**CURRENT LAND USE:** Commercial

**PROJECT DESCRIPTION:** The applicant is requesting to rezone the subject property from Agricultural to Commercial for the purpose of a Convenience Store.

**SURROUNDING PROPERTIES:**

	Current Zoning	Current Land Use
North	Agricultural	Residential/Agricultural
East	Agricultural	Residential
South	Agricultural	Residential/Agricultural
West	Agricultural	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.

**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**. However, there is an existing commercial building on the property that was formerly used for retail sales.

**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 Shady Grove Road. All roads, bridges, and other infrastructures expected to be utilized are adequate.

**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 194 trips per day on average. Parking lot will require improvement for increased traffic.

**Carroll County Fire:** The property is served by Carroll County Fire Rescue station #15, which is 2.8 miles from subject property with an anticipated response time of five minutes.

**Carroll County Board of Education:** The proposed rezoning will add no burden to the county schools.

**Carroll County Water Authority:** Carroll County Water Authority serves this property, but does not review for fire protection requirements. Water main size at this location is 8 inches. Zoning analysis does not reserve water capacity.

**STAFF COMMENTS:** The applicant is requesting to rezone from Agricultural to Commercial for a Convenience Store using an existing, currently abandoned Commercial building on the site. The proposed use



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would make use of the abandoned building, improving the view of adjacent properties and provide a service to these adjacent properties.

**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 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