



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Rezoning/ CUP / Variance Analysis CARROLL COUNTY WATER AUTHORITY

Application Number: 2-21-07-01 Tax Map/Parcel # 129 0090
Address of Subject Property: 2991 SHADY GROVE RD.
Applicant: ALBER ALI
Owner: DOROTHY GREEN
Present Zoning: AG Proposed Zoning/Stated Use: COMMERCIAL / NEIGHBORHOOD
GROCERY AND GAS

Location of proposed project in relation to existing water system infrastructure:

Anticipated Static Pressure at Water System Tie-in Location:

Can the development be sustained with daily household use?

What are the future plans for expansion of the water system in this area?

What improvements are needed to serve the proposed project?

Comments:

Authorized Signature: _____ Date: _____

Rezoning Application

Carroll County
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Carrollton, GA 30117 (770) 830-5861



Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda. A Pre-application conference with staff is required before the application can be submitted. Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

Applicant Name: Akber Ali
Address: 8108 Paces Park Dr. **City:** Decatur **State:** GA **Zip:** 30033
Phone: (404) 831 - 8077 **Fax:** () - **Email:** Akberali16@hotmail.com
Sunil (678) - 570-8806

Agent Name: _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: () _____ - _____ **Fax:** () _____ - _____ **Email:** _____

Owner Name (If different from applicant): Dorothy J. Green
Address: 1421 Sandhill Shady Grove Road, Carrollton, GA, 30116
Phone: (678) 641 - 7240 **Fax:** () _____ - _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING

Project Name: Neighborhood Grocery
Rezoning Location (attach location map): 2991 Shady Grove Road
Current Zoning: AG
Proposed Zoning: Commerical
Proposed Use: Neighborhood Grocery & Gas Station
Total acreage: 3.43 Acres
Describe Proposed Rezoning: (attach additional sheets if necessary) Convenience Store
Utilizing Existing Building

STAFF USE ONLY

Land Lot _____ of the _____ District, Carroll County Tax Map 129 Parcel 0090

Date Application Filed: 6-22-21 **County Recipient:** jet
Advertisement Date: _____ **Sign Posting to before this date:** _____
Planning Commission First Reading Date: _____
Planning Commission Hearing Date Scheduled: _____ at 6:30 p.m.
County Commissioners Hearing Date Scheduled: _____ at 6:30 p.m.
Rescheduled Hearing Date, if required: _____ **Application No:** _____
Application Withdrawn with/without Prejudice: (please circle)
Zoning Personnel: _____ **Letter Sent to Applicant:** / /

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: This should not adversely affect traffic patterns.

Parking: Est. 20 Spaces. Site is paved from existing building to road.

Availability of Public Facilities/Utilities: Plenty available parking, 8 inch water main on Shady Grove Road per CCWA water map.

Other relevant Impacts of the Proposal: _____

Describe how the proposed Rezoning will be a benefit to the public. The store will provide convenient access to goods for the surrounding neighborhoods. There is no store area.

REZONING QUESTIONS

Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process.

– Attach additional sheets as necessary. –

1. Has the landowner or any person undertaken or initiated any efforts to develop the property in its existing zoning classification? Please provide a complete statement of the efforts for such development?

Not to my knowledge. The property has an existing abandoned commercial building on it, so it would be challenging to use a commercial building in Agriculture Zoning.

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

Yes, property has an existing commercial building on it, and the agriculture zoning significantly limits allowable commercial uses.

3. Does the applicant know of similarly situated properties, within 1/2 to 1 mile, that have been developed in a manner as proposed? If so, please list the location of the similar property with respect to the subject property.

None known

4. Is the subject property a portion of a larger tract? Yes No If yes, please describe the original tract size, and what portion you are requesting to rezone:

**REZONING QUESTIONS
CONTINUED**

5. Are there any houses, barns, mobile homes, commercial buildings, or structures presently located on the subject property? If so, please identify the number of structures and their type:

One commercial building and one utility shed. Abandoned structures in the rear of the property.

6. List the type of structures you propose to construct if the subject property is re-zoned. If proposing the development of a subdivision, please describe the style, minimum square footage, proposed number of homes, number of phases, and price range of the homes:

Propose to renovate & utilize the existing commerical building for the convenience store.

7. Please state any pertinent facts, circumstances, events, and or documents that should be considered to support a decision to rezone the property to the proposed zoning classification and use.

None known

8. Will your proposed use add additional residents to the property? If so, how many new residents do you anticipate will eventually move onto the property? N/A How many households during the first year? N/A

9. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide.

No

10. Please identify any public utility (including water, sewer, gas, electricity, and other public utilities) which would be required for the proposed development of the property and are not available at the time of this application.

All utilities needed for convenience store appear to be available to the site.

11. Disclosure Requirements per O.C.G.A. Section 36-67A

Has the owner and/or the applicant (or any person or attorney representing such in the re-zoning process) made campaign contributions totaling more than \$250 to any local government official who will consider this application? Yes No If yes, please state the name of the official(s) and the position held by each official, and the dollar amount and description of each campaign contribution made to each official within two years preceding the filing of this application.

N/A

Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

(Please type or legibly print)

Property Address:

2991 Shady Grove Road, Carrollton, GA. 30116

Applicant Name:

Akber Ali

Address:

8108 Paces Park Drive

City: Decatur

State: GA **Zip:** 30033

Phone: (404) 831 - 8077

(Owner's Name), personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 18 day of June, 2021.

Dorothy Dreen
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 18 day
of June, 2021

[Signature]
Notary Public

My Commission Expires: 9/28/2024



