



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-07-03

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Paul Dement
COUNTY COMMISSIONER: Ernest Reynolds

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

REQUEST: Rezoning from Agricultural to Residential in order to split into four tracts for new homes.

APPLICANT: Brian Preston
OWNER: SCRJ Collaborators, LP

ACRES: 5.6

FUTURE LAND USE: Residential

PARCEL NUMBER(S): 131-0124

LOCATION: Harris Rd @ Pleasant Hill Rd

CURRENT ZONING: Agricultural
CURRENT LAND USE: Vacant

PROJECT DESCRIPTION: The applicant is requesting to rezone from Agricultural to Residential 5.6 acres out of a 35 acre tract for the purpose of subdividing further to build four single-family homes.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural and R3	Residential
East	Agricultural	Vacant
South	Agricultural	Vacant
West	R3	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.

The proposed zoning, if approved, will permit a use that would be suitable in view of the development of adjacent and nearby property.



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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. The use will add four homes to the school system.

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.

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 Harris Road. All existing roads, bridges, and other infrastructures are adequate for this development.

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 station #3. It is approximately 4.3 miles to the nearest fire station.

Carroll County Board of Education: The proposed rezoning will add four residences.

Carroll County Water Authority: Carroll County Water Authority serves this property via a 6" main. but does not review for fire protection requirements. Zoning analysis does not reserve water capacity.

STAFF COMMENTS: The applicant is requesting to rezone from Agricultural to Residential in order to split the property into four tracts for new homes. There is other property in close proximity that is also zoned Residential and the area is predominantly residential. The future land use for the property is Residential.

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