



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR REZONING

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: Brian Preston
Address: 37 Holly Tree Rd **City:** Carrollton **State:** Ga **Zip:** 30116
Phone: (678) 983 - 2111 **Fax:** () _____ **Email:** Prestoncottages@gmail.com

Agent Name: Brian Preston
Address: 37 Holly Tree Rd. **City:** Carrollton **State:** Ga **Zip:** 30116
Phone: () _____ **Fax:** () _____ **Email:** _____

Owner Name (If different from applicant): SCRJ Collaborators, LP
Address: 402 adamson sq. Carrollton, Ga 30116
Phone: () _____ **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: Harris Rd / Pleasant Hill Subdivide
Rezoning Location (attach location map): _____
Current Zoning: Agriculture
Proposed Zoning: Residential
Proposed Use: Residential
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
Total acreage: 5.6 acres
Describe Proposed Rezoning: (attach additional sheets if necessary) We would like to purpose a subdividing the 5.6 acre parcel to a (4) 1-2 acre tracks. A similar division is located on the corner of pleasant hill and Holly tree rd.

STAFF USE ONLY

Land Lot _____ of the _____ District, Carroll County Tax Map 181 Parcel 0124
Date Application Filed: 6-24-21 County Recipient: gfk
Advertisement Date: 7-3-21 Sign Posting to before this date: 7-5-21
Planning Commission First Reading Date: 7-27
Planning Commission Hearing Date Scheduled: 7-27 at 6:30 p.m.
County Commissioners Hearing Date Scheduled: 8-3-21 at 6:30 p.m.
Rescheduled Hearing Date, if required: _____ Application No: 2-21-07-03
Application Withdrawn with/without Prejudice: (please circle) _____
Zoning Personnel: gfk Letter Sent to Applicant: / /



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: Traffic will not be affected.

Parking: Residential Parking will take place off the street

Availability of Public Facilities/Utilities: Water and power available.

Other relevant Impacts of the Proposal: _____

Describe how the proposed Rezoning will be a benefit to the public. The public will benefit from having more affordable opportunities to purchase smaller tracts of land. The current condition of the lot is subpar so building new homes will make this road look much better.

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?
No

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?
No

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.
Yes. The corner of Pleasant Hill and Holly tree which is less than 1/4 mile is subdivided in a similar fashion.

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:
Yes it was part of a 36 acre track, and we are purposing to rezone the 5.6 acre tract accordingly.



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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:

No

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:

Purposed structures will be newly constructed single family homes with a minimum of 1300 sq/ft per dwelling.

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.

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? 4 How many households during the first year? 4

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

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 are available

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.



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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING APPLICATION

Brian Preston, 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 approval for a **REZONING APPLICATION** under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

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

This 24th day of June, 2021.

AFFIANT (signature)

Address: 317 Holly Tree Rd
CARROLLTON, GA 30116

Sworn to and subscribed before me this _____ day of _____

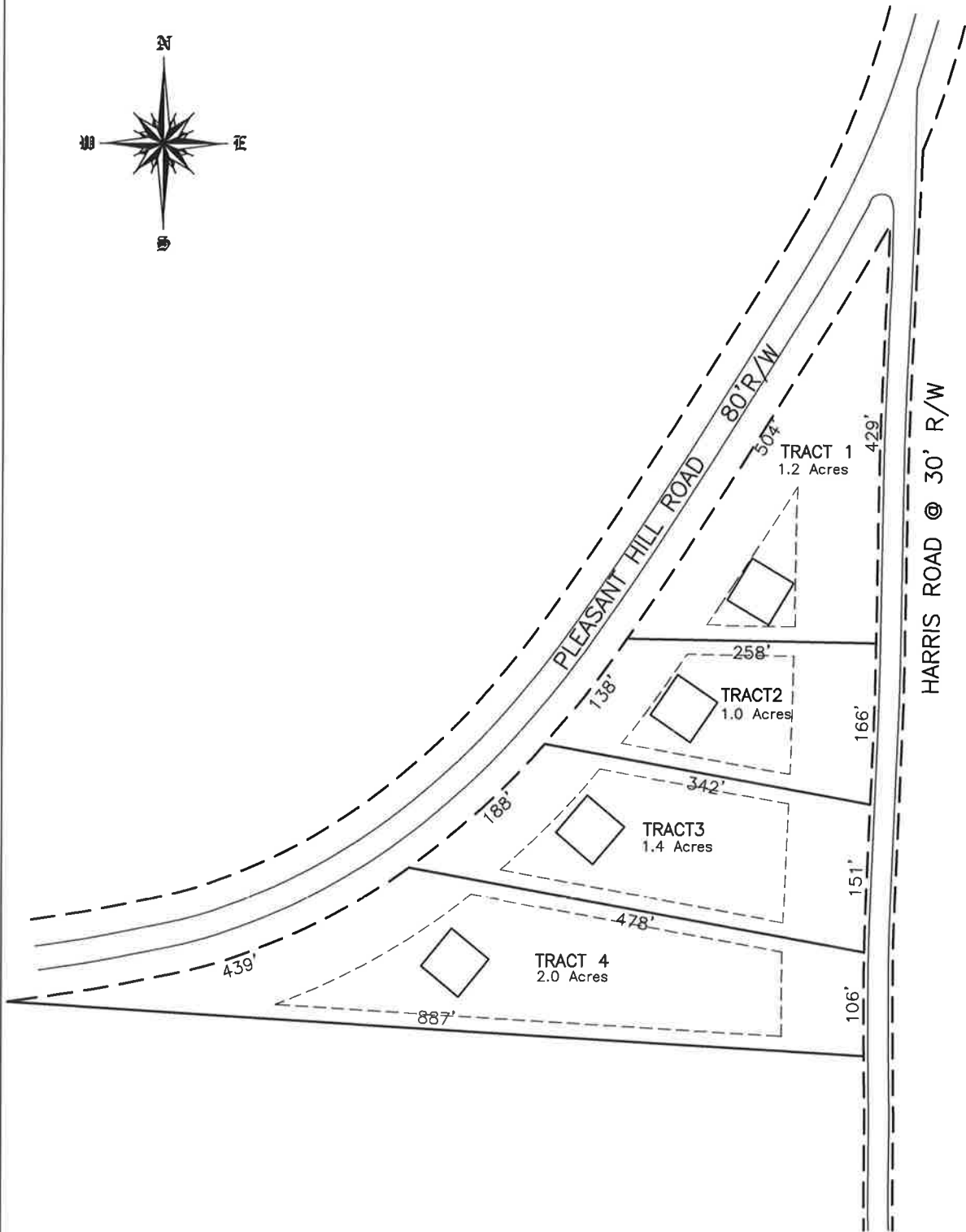


Janet K. Ayers
Notary Public

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity:
Address:

My Commission Expires: _____



preliminary layout
BRIAN PRESTON

LAND LOT 139, 5th DISTRICT
CARROLL COUNTY, GEORGIA
DATE: 25 MAY 2021 SCALE: 1"=100'

LEGEND:

- I.P.F. --- IRON PIN FOUND
- I.P.P. --- IRON PIN PLACED
- O.T. --- OPEN TOP PIPE
- C.T. --- CRIMPED TOP PIPE
- R.B. --- IRON RE-BAR
- ESM'T --- EASEMENT
- X-- FENCE



Prepared By

William B. Sims

LAND SURVEYING

971 Center Point Rd., Carrollton, Ga. 30117 (678) 873-3119


















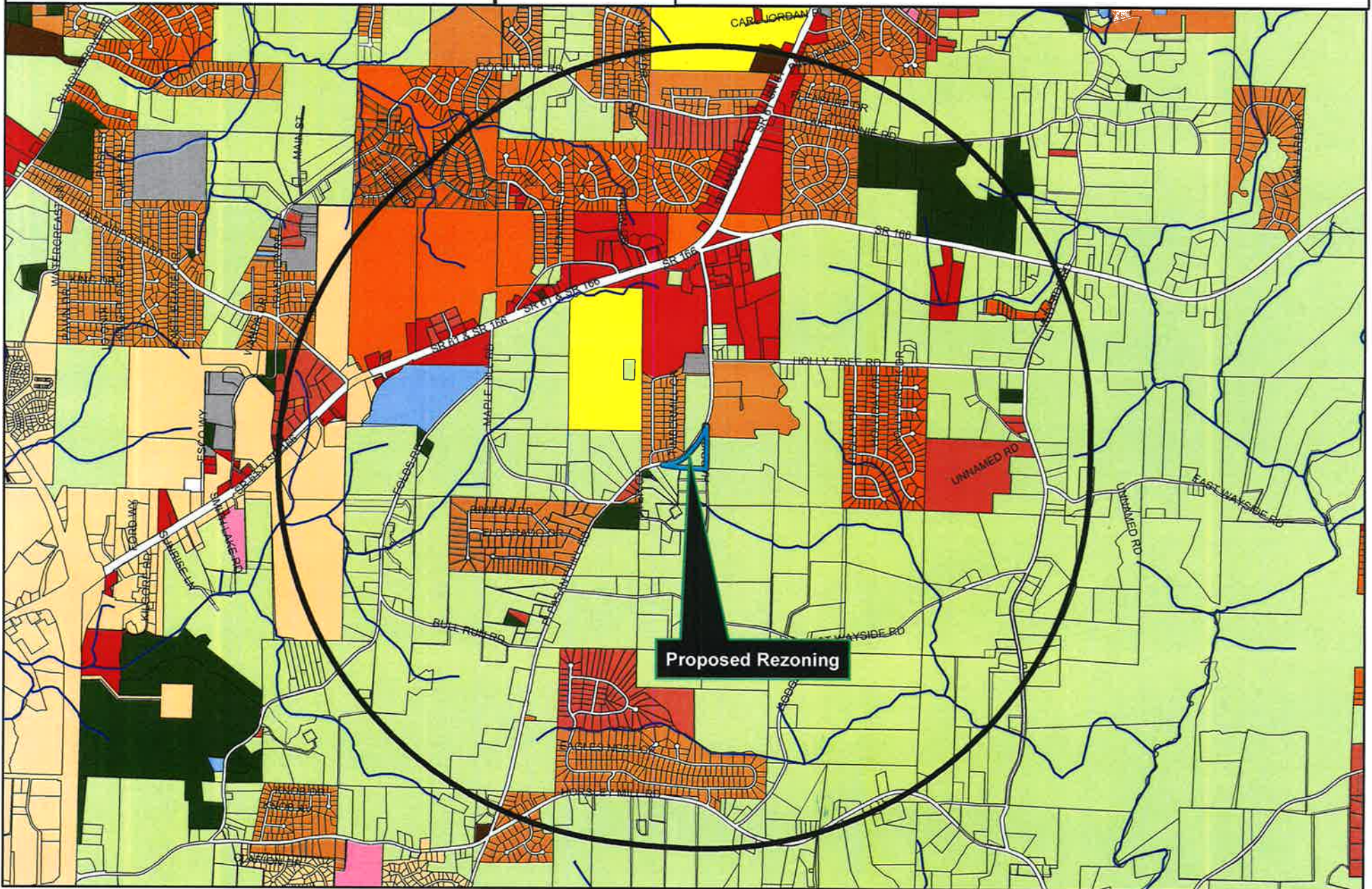
Application: Z-21-07-03

Carroll County GIS

Owner: SCRJ Collaborators, LP. Applicant: Brian Preston
131-0124
Rezoning from A to R



-  1.5 Mile Radius
-  Municipal
-  A - Agriculture (4 ac min.)
-  C - Commercial
-  I - Industrial
-  TP - Technology Park
-  OI - Office and Institutional
-  HDDR - High Density Detached Residential
-  MFR - Multi-Family Residential
-  MHS - Manufactured Home Subdivision
-  PUD - Planned Unit Development
-  R1 - Single Family Home (3 ac min.)
-  R2 - Single Family Home (1 ac min.)
-  R3 - Single Family Home (0.5 ac min.)
-  R30 - Single Family Home (0.75 ac min.)





Carroll County GIS

Z-21-07-03

Future Land Use : Residential

CDP: No



1.5 Mile Radius



Industrial



Residential



Agriculture



Park/Rec/Con



Trans/Comm/Util



Commercial



Public/instituti

