



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

Z-21-08-01

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

PUBLIC HEARING DATES
PLANNING COMMISSION: August 24, 2021
BOARD OF COMMISSIONERS: September 7, 2021

REQUEST: Rezoning 3.12 acres out of 7.68 acres from Agricultural to Residential for the purpose of subdividing into three tracts for single-family housing.

APPLICANT: Madeline and Neville Brewer
OWNER: Madeline and Neville Brewer

ACRES: 7.68

CURRENT ZONING: Agricultural
CURRENT LAND USE: Residential

FUTURE LAND USE: Residential

PARCEL NUMBER(S): 171-0015

LOCATION: 532 Moss Ferry Rd.

PROJECT DESCRIPTION: The applicant is requesting to split the existing tract into three separate tracts, rezoning two tracts—one 1.88 acres and the other 1.24 acres—from Agricultural to Residential and wish to retain the Agricultural zoning for the remaining 4.51 acres.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Residential	Residential
West	R3 Residential	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. There are other residential lots adjacent to and in close vicinity to the subject 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 **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 which give grounds to support approving or disapproving the zoning proposal.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning will have no effect on public infrastructure. Access to the subject property will be from Moss Ferry Road.

Carroll County Engineer: Subject property is not within the 100 year flood plain. There are no "state waters" on the property. The anticipated traffic generation rate is minimal. Hulett and Madison Soils support on-site septic. The property is in the Dog River watershed but is outside of the seven mile upstream radius.

Carroll County Fire: The property will be served by Carroll County Fire Rescue station 3, which is 1.8 miles and an approximate response time of four minutes. It should be noted that there are no fire hydrants in close vicinity to the property.

Carroll County Board of Education: The proposed rezoning could add two residences to the Villa Rica cluster.

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 split the existing tract into three separate tracts, rezoning two tracts—one 1.88 acres and the other 1.24 acres—from Agricultural to Residential and wish to retain the



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Agricultural zoning for the remaining 4.51 acres. This will increase tax revenue through property taxes, but not provide an undue burden on Moss Ferry Road through traffic or noise.

The predominant character of Moss Ferry Road is Agricultural and Residential, with this particular corridor consisting of several single-family dwellings. The proposed use by the applicant will not be out of character and will benefit the residential development of Moss Ferry Road as intended by the Future Land Use Plan.

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 August 6, 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