



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

**Z-21-08-03**

**COMMISSION DISTRICT:**

**PLANNING COMMISSION MEMBER:** Paul Dement

**COUNTY COMMISSIONER:** Ernest Reynolds

**PUBLIC HEARING DATES**

**PLANNING COMMISSION:** August 24, 2021

**BOARD OF COMMISSIONERS:** September 7, 2021

**REQUEST:** Rezoning from Commercial to Industrial for the purpose of manufacturing.

**APPLICANT:** MSI Enterprises, LLC

**OWNER:** Mark Edwards

**ACRES:** 1.06

**CURRENT ZONING:** Commercial

**CURRENT LAND USE:** Commercial

**FUTURE LAND USE:** Commercial

**PARCEL NUMBER(S):** 131-0369

**LOCATION:** 2566 E. Hwy 166 (Old Highway 166)

**PROJECT DESCRIPTION:** The applicant is requesting to rezone the current property from Commercial to Industrial due to a more intensive manufacturing use that is essential rather than incidental to retail operations.

**SURROUNDING PROPERTIES:**

	<b>Current Zoning</b>	<b>Current Land Use</b>
<b>North</b>	Commercial	Convenience Store
<b>East</b>	Commercial	Church
<b>South</b>	Commercial	Trucking Company
<b>West</b>	Commercial	Storage Units

**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. There are other industrial uses 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 NOT in conformity with the policy and intent of the land use plan. The future land use for this property is **COMMERCIAL**.

**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 Old Highway 61.

**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 60 trips per employee for an average of 15 per hour. The property is in the Snake Creek watershed. Required parking is one space per 1,000 sf for a manufacturing or processing light industry.

**Carroll County Fire:** The property will be served by Carroll County Fire Rescue Station 3, which is 2.9 miles and an approximate response time of five minutes. It should be noted that there are no fire hydrants within 1000 feet of the property.

**Carroll County Board of Education:** The proposed rezoning would have no impact to the Carroll County School system.

**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 rezone the current property from Commercial to Industrial due to a more intensive manufacturing use that is essential rather than incidental to retail operations.



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While the Future Lane Use Designation for this property is Commercial in keeping with the current zoning of the property, there are other industrial uses adjacent and in close vicinity of the property. The applicant's proposed use is not one that would be intrusive to the existing neighborhood, which is a cluster of commercial and industrial uses such as storage buildings, a trucking company, a convenience store, and a fleet company.

**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