



**Carroll County
Department of Community Development**

423 College Street – P.O. Box 338
Carrollton, Georgia 30117
(770) 830-5861

Janet Hyde
County Planner
Z-21-11-03

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

PUBLIC HEARING DATES
PLANNING COMMISSION: November 23, 2021
BOARD OF COMMISSIONERS: December 7, 2021

REQUEST: Rezoning from Commercial to Industrial for a light industrial warehouse business park.

APPLICANT: ISG (Industrial Solutions Group)
OWNER: Johnson Estate, Alton Johnson, and
Cedar Tory Shoals
ACREAGE: 139.98

Current Land Use: Vacant and Residential
Future Land Use: Industrial

PARCEL NUMBER(S): 125-0354, 125-0355, and 125-0590
LOCATION: Highway 113 at East Luke Road

PROJECT DESCRIPTION: The applicant is requesting to rezone 139.98 acres at Highway 113 at East Luke Road for the purpose of a light industrial warehouse business park.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural	Vacant
East	Commercial, MHS and OI	Commercial/Residential
South	Agricultural	Residential
West	Agricultural	Vacant

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. The property is on a commercial corridor and there are other industrial and commercial in close proximity to the subject 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.

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, or utilities. Highway 113 is a state route the subject property is in close proximity to I-120.

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, would be in conformity with the policy and intent of the land use plan at the time it was adopted in 2018. The Future Land Use Plan designates the property as **INDUSTRIAL**.

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 an effect on public infrastructure. There is an existing driveway from Highway 113; however, if this application is approved, the applicant will need to obtain a driveway permit from GDOT for the proposed use.

Carroll County Engineer: Subject property is within the 100 year flood plain. There are "state waters" on the property. Surface runoff eventually enters Bethel Creek, and the property is within the Upper Little Tallapoosa River Watershed, but outside of the seven mile upstream radius.

GDOT may require improvement to support industrial development at the proposed site, and could require county-funded signalized intersection at the intersection of Highway 113 at East Luke Road.

Land disturbance permit will be required.

Carroll County Fire: The property is served by Carroll County Fire Rescue. Any proposed industrial structure will require fire sprinkler system and alarm depending on plans of building submitted and reviewed.

Carroll County Board of Education: The proposed rezoning will have no effect on the number of students in the school system.

Carroll County Water Authority: At the time of building construction, a detailed review will be conducted by CCWA upon submittal of plans by the owner/developer to determine if any on-site and off-site water system improvements are required. Any required improvements shall meet CCWA specifications, requirements, and approval and shall be the responsibility of the owner/developer to provide and install.

STAFF COMMENTS: The applicant is requesting to rezone from Commercial to Industrial for the purpose of a light industrial warehouse business park. The proposed zoning meets the requirements of the county's future land use plan as the Future Land Use designation for the subject property is **INDUSTRIAL**. If this rezoning is approved, any building on the property will trigger compliance with the Corridor Development Plan.

There is a flood plain along the back of the property and this provides a natural buffer between the subject property and residential development on Lovell Road.

Upgrades to the intersection of Highway 113 at East Luke Road may be required and may be at the cost of the county and/or developer.

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 November 1, 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