



Carroll County
Department of Community Development

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

Janet Hyde
County Planner
Z-22-08-01

REZONING REQUEST

COMMISSION DISTRICT: 3
PLANNING COMMISSION MEMBER: Jerry Doyal
COUNTY COMMISSIONER: Clint Chance

PUBLIC HEARING DATES
PLANNING COMMISSION: September 20, 2022
BOARD OF COMMISSIONERS: October 4, 2022

REQUEST: Rezoning from Agricultural to Residential for the purpose of dividing the property to construct two single family residences.

Applicant: T&S Holdings, LLC/Steve Pulver

Current Land Use: Vacant
Future Land Use: Residential

Acres: 5

Parcel Number(s): 170-0316
Location: Ithica Gin Road

PROJECT DESCRIPTION: The applicant is requesting to rezone five acres from Agricultural to Residential in order to split the property into two tracts of 3.75 and 1.25 acres. Minimum lot size in Agricultural zoning is four acres, and minimum lot size in Residential zoning is one acre. The applicant would like to split the property in order to construct two single family residences.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	Agricultural	Residential
East	Residential	Residential
South	City of Villa Rica	Vacant
West	Agricultural	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.

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 would add two additional households to the existing school zone.

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 Ithica Gin Road. No additional right-of-way will be required.

Carroll County Engineer: Subject property is within the Little Tallapoosa Watershed, and within the 100-year flood plain. There is an unnamed intermittent stream on the property and a natural wetland. The anticipated traffic generation rate is 10 trips per dwelling per day. Level 3 soil tests have been performed and are included with the application. The site is within seven miles of water intake for the Sharp Creek Reservoir, so a buffer of 50 feet will be required for building and 75 feet for any impervious surface.

Carroll County Fire: The property is served by Carroll County Fire Rescue.

Carroll County Board of Education: The proposed rezoning will add to the Carroll County School system. The project, if approved, will add two additional households to the school system.

Carroll County Water Authority: The proposed rezoning and additional households can be sustained. Zoning analysis does not reserve water capacity.

STAFF COMMENTS: The applicant is requesting to rezone from Agricultural to Residential. The proposed zoning meets the requirements of the county's future land use plan as the future land use for the subject property is **Residential**. The applicant brought before this board a rezoning request in 2019 for the property directly to the east of this property. That rezoning request was approved for R2 Residential (one acre minimum) so that the applicant could split that property into three lots. That request was approved.

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 16, 2022 and September 1; 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