



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
Z-22-09-01

REZONING FROM COMERCIAL TO INDUSTRIAL

COMMISSION DISTRICT: 1
PLANNING COMMISSION MEMBER: Deidre Wilson
COUNTY COMMISSIONER: Montrell McClendon

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

REQUEST: Rezone approximately 2.9 acres from Commercial to Industrial.

OWNER/APPLICANT: Columbia Drive
Management, LLC

CURRENT LAND USE: Most recent use was a
shredding company, but building is now vacant.

ACREAGE: 2.9

FUTURE LAND USE: Commercial

CURRENT ZONING: Commercial

PARCEL NUMBER(S): 089-0809

LOCATION: 565 Columbia Drive, Carrollton

PROJECT DESCRIPTION: The applicant is requesting to rezone approximately 2.9 acres from Commercial to Industrial for the purpose of opening a manufacturing facility.

SURROUNDING PROPERTIES:

	Current Zoning	Current Land Use
North	City of Carrollton	Industrial
East	City of Carrollton	Industrial
South	City of Carrollton	Industrial
West	City of Carrollton	Industrial

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING ZONING DECISIONS:



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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 character of the area predominantly industrial.

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 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. The proposed zoning, if approved, will not add any additional households to the county school system. There has previously been a document shredding company on this property.

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 NOT 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 other existing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal, those being that all of the adjacent parcels are being used for industrial purposes.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: The proposed zoning will have no effect on public infrastructure. Access to the subject property will be from Highway 27. All roads, bridges, and other infrastructures expected to be utilized are adequate. Anticipated traffic generation is four trips per employee with the peak hour being 4-6 p.m.

Carroll County Engineer: Approximately 10% of the property is in flood plain, and there are state waters on the property. Surface runoff eventually enters the Little Tallapoosa River, but the property is not in a water supply watershed. No additional buildings are being proposed on the property at this time, which will not change the impervious coverage.

Carroll County Board of Education: The proposed rezoning will add no additional households to the county school system.



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Carroll County Water Authority: Carroll County Water Authority does not review for fire protection requirements. Zoning analysis does not reserve water capacity.

Carrollton Fire Department: This property is in the Carrollton fire response area, so City of Carrollton fire station #22 is the responding station. It is two miles to this fire station with a three-minute response time. The property is served by a 14" main. FIRE SPRINKLER SYSTEM WITH FIRE ALARM WILL BE REQUIRED.

STAFF COMMENTS: The applicant is requesting to rezone approximately 2.9 acres from Commercial to Industrial in order to open a manufacturing facility. The predominant character of this area is industrial. The Future Land Use designation for this property is Commercial; however, there are industrial uses adjacent to subject property.

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 September 1, 2022; 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