



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR REZONING

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda. A pre-application conference with staff is required before the application can be submitted. Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

Applicant Name: Columbia Drive Management, LLC
Address: 201 Newman Street City: Carrollton State: GA Zip: 30117
Phone: (678) 378-7300 Fax: () - - Email: Bonnie@1216.io

Agent Name: MIKE MASHBURN
Address: 120 Hillcrest Rd. City: CARROLLTON State: GA Zip: 30117
Phone: (770) 367-8956 Fax: () - - Email: mike.mashburn22@gmail.com

Owner Name (if different from applicant): _____
Address: _____
Phone: () - - Fax: () - -

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING

Project Name: E-PAK MANUFACTURING
Rezoning Location (attach location map): 565 COLUMBIA DRIVE, CARROLLTON, GA 30117
Current Zoning: COMMERCIAL
Proposed Zoning: INDUSTRIAL
Proposed Use: _____

(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
Total acreage: 2.4 AC. MANUFACTURING, WELDING, PAINTING
Describe Proposed Rezoning: (attach additional sheets if necessary)

COMMERCIAL TO INDUSTRIAL ZONING

STAFF USE ONLY

Land Lot 163 of the 10th District, Carroll County Tax Map 089 Parcel 0809

Date Application Filed: 8-11-22 County Recipient: JLH

Advertisement Date: 9-2-22 Sign Posting to before this date: 9-2-22

Planning Commission First Reading Date: _____

Planning Commission Hearing Date Scheduled: 9/20/22 at 6:30 p.m.

County Commissioners Hearing Date Schedule: 10/4/22 at 6:30 p.m.

Rescheduled Hearing Date, if required: _____ Application No: 2-22-09-01

Application Withdrawn with/without Prejudice: (please circle)

Zoning Personnel: JLH Letter Sent to Applicant: / /



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: N/A

Parking: N/A

Availability of Public Facilities/Utilities: CARROLL EMC, CITY SEWER & WATER

Other relevant Impacts of the Proposal: APPLIES WITH SURROUNDING ZONING

Describe how the proposed Rezoning will be a benefit to the public.

REMAINING IN COUNTY SUPPORTS COUNTY SCHOOLS WITH TAX MONEY, CREATES HIGH PAYING JOBS

REZONING QUESTIONS

Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process.
- Attach additional sheets as necessary. -

1. Has the landowner or any person undertaken or initiated any efforts to develop the property in its existing zoning classification? Please provide a complete statement of the efforts for such development?

BEING USED^{AS} INDUSTRIAL USE BY TENANT NOW

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

AREA DESIGNED FOR INDUSTRIAL USE,
FUTURE LAND USE PLAN BY COUNTY + CITY

3. Does the applicant know of similarly situated properties, within 1/2 to 1 mile, that have been developed in a manner as proposed? If so, please list the location of the similar property with respect to the subject property.

4. Is the subject property a portion of a larger tract? Yes No If yes, please describe the original tract size, and what portion you are requesting to rezone:



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REZONING QUESTIONS CONTINUED

5. Are there any houses, barns, mobile homes, commercial buildings, or structures presently located on the subject property? If so, please identify the number of structures and their type:

YES 30,000 SF WAREHOUSE

6. List the type of structures you propose to construct if the subject property is re-zoned. If proposing the development of a subdivision, please describe the style, minimum square footage, proposed number of homes, number of phases, and price range of the homes:

CLEAR & FENCE WOODED AREA IN REAR OF EAST END OF PROPERTY, WILL LEAVE BUFFER AS REQUIRED

7. Please state any pertinent facts, circumstances, events, and or documents that should be considered to support a decision to rezone the property to the proposed zoning classification and use.

SIMILAR TRAFFIC TO WHAT IS CURRENT USE

8. Will your proposed use add additional residents to the property? If so, how many new residents do you anticipate will eventually move onto the property? How many households during the first year?

9. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide.

N/A

10. Please identify any public utility (including water, sewer, gas, electricity, and other public utilities) which would be required for the proposed development of the property and are not available at the time of this application.

NONE

11. Disclosure Requirements per O.C.G.A. Section 36-67A . Has the owner and/or the applicant (or any person or attorney representing such in the re-zoning process) made campaign contributions totaling more than \$250 to any local government official who will consider this application? Yes No If yes, please state the name of the official(s) and the position held by each official, and the dollar amount and description of each campaign contribution made to each official within two years preceding the filing of this application.

N/A

