

1. Call To Order
2. Roll Call
3. Minutes
4. Hearing Procedures
5. Requests
  - 5.I. 6:30 PM C-20-05-01 Sean Kennedy, AnSCO & Associates, On Behalf Of AT&T, Conditional Use For Cell Tower  
AT&T is requesting a Conditional Use Permit for a cell tower on 47.42 acres at 2939 old Columbus Road, Roopville, Parcel #051-0048.
  - 5.II. 6:30 PM Z-20-05-01 Mike Lee, Rezoning From R2 Residential To Agricultural, Little Vine Church Road  
Mike Lee is requesting to rezone 76 acres on Little Vine Church Road, Parcel #173-0049, from R2 Residential to Agricultural for agricultural/hunting uses.
    - 5.II.i. Z-20-05-01 Mike Lee Rezoning Staff Analysis  
Documents:  

[Z-20-05-01 MIKE LEE LITTLE VINE REZONING R2 TO AG.PDF](#)
6. Business Session  
Update from Board of Commissioners meeting
7. First Reading
8. Adjournment



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

Z-20-05-01

**COMMISSION DISTRICT:** 5  
**PLANNING COMMISSION MEMBER:** Randy Coggins  
**COUNTY COMMISSIONER:** Ernest Reynolds

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** May 26, 2020  
**BOARD OF COMMISSIONERS:** June 2, 2020

**REQUEST:** Rezoning from R2 Residential to Agriculture in order to use the property for agricultural uses and hunting.

**Applicant:** Mike Lee

**Current Land Use:** Vacant  
**Future Land Use:** Residential

**Acres:** 76  
**Parcel Number(s):** 173-0049  
**Location:** Little Vine Church Road

**PROJECT DESCRIPTION:** Applicant is requesting to rezone from R2 to Agricultural in order to use the property for agriculture and hunting.

**Surrounding Properties:**

	Current Zoning	Land Use
North	Agricultural	Vacant
East	Agricultural	Residential
South	Agricultural	Residential
West	R2 Residential	Residential

**REVIEW CRITERIA AND STANDARDS FOR CONSIDERING ZONING DECISIONS:**

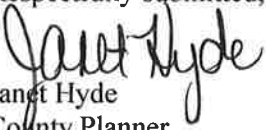
**A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed zoning, if approved, will permit a use that would be suitable in view of the development of adjacent and nearby property.

**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 May 8, 2020; 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

# Rezoning Application

Carroll County  
423 College Street

Department of Community Development  
Carrollton, GA 30117 (770) 830-5861



Application must be filed by noon on the 3<sup>rd</sup> 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: <u>Mike Lee</u>
	Address: <u>9042 Tarnwood Circle</u> City: <u>Vilka Rica</u> State: <u>GA</u> Zip: <u>30180</u>
	Phone: (404) <u>276-7442</u> Fax: ( ) _____ Email: _____
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
	Phone: ( ) _____ Fax: ( ) _____ Email: _____
	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: <u>Little Vine Farms</u>
	Rezoning Location (attach location map): <u>Little Vine Church Road</u>
	Current Zoning: <u>R2</u>
	Proposed Zoning: <u>AGRICULTURE</u>
	Proposed Use: <u>Agriculture/Hunting</u>
	Total acreage: <u>76</u>
	Describe Proposed Rezoning: (attach additional sheets if necessary) _____
	_____
	_____
	_____
	_____

STAFF USE ONLY	Land Lot <u>13</u> of the <u>5<sup>th</sup></u> District, Carroll County Tax Map <u>173</u> Parcel <u>0049</u>
	Date Application Filed: <u>3-6-2020</u> County Recipient: <u>jeh</u>
	Advertisement Date: <u>5-8-20</u> Sign Posting to before this date: _____
	Planning Commission First Reading Date: <u>None</u>
	Planning Commission Hearing Date Scheduled: <u>5-8-20</u> at 6:30 p.m.
	County Commissioners Hearing Date Scheduled: <u>6-7-20</u> at 6:30 p.m.
	Rescheduled Hearing Date, if required: _____ Application No: <u>2-20-05-01</u>
	Application Withdrawn with/without Prejudice: (please circle)
	Zoning Personnel: <u>jeh</u> Letter Sent to Applicant: _____

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: no additional traffic

Parking: no affect

Availability of Public Facilities/Utilities: none

Other relevant Impacts of the Proposal: None

Describe how the proposed Rezoning will be a benefit to the public. no benefit or negative effect

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?

Yes. The front 8 acres is being subdivided into 4 2acre tracts for housing

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

no

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.

Yes, everything around is comparable

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:

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:

no

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:

none

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.

none

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? 0 How many households during the first year? 0

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

no

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.

Michelle Morgan

**PARCEL INFORMATION SHEET &  
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE**

*To be completed by Community Development Staff with information from  
[www.carrolltax.com](http://www.carrolltax.com) or to be filled out by Map Room Personnel in Room #414.*

**DEPARTMENT STAFF/MAP ROOM  
OFFICIAL:**

LAND LOT: 13 MAP: 173  
 DISTRICT: 5th PARCEL: 2049 (split)  
 CURRENT PROPERTY OWNER: Mike Lee; Ben Hudnall  
 PROPERTY OWNER AS OF JANUARY 1<sup>ST</sup>: James Miller  
 APPLICANT (IF DIFFERENT FROM OWNER): Little Vine Church Road  
 PROJECT ADDRESS: Villa Rica GA  
 CITY: \_\_\_\_\_  
 TELEPHONE NUMBER: 404-276-7442  
 SUBDIVISION: \_\_\_\_\_ LOT #: \_\_\_\_\_  
 ACREAGE: 76 PARCEL SPLIT FROM: \_\_\_\_\_

**To be completed by the County Planner**

CURRENT ZONING CLASSIFICATION	<u>R2</u>	
REQUIRED SETBACKS	FRONT	<u>100'</u>
	SIDE	<u>15'</u>
	REAR	<u>20'</u>

**CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST**

- Owner(s) & Agent (if applicable)
- Legal Description or Adequate Description of Property
- Complete Inventory of Existing Structures (noting uses & non-conforming structures)
- Complete Inventory of Proposed Structures
- Complete Inventory of Existing Uses and/or Activities
- Applicant's Certification

Signature of County Planner or Designee: Jane L Hyde Date: 5-13-20

**To be completed by the Corridor Development Plan Administrator**

Signature of CDP Administrator or Designee: \_\_\_\_\_  
 CDP COMPLIANCE  YES  NO \_\_\_\_\_ Date: \_\_\_\_\_

**To be completed by the County Engineer**

\_\_\_\_\_ Plat Approved \_\_\_\_\_ Plat Not Approved  
 Signature of Engineer or Designee: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED FOR NEW ADDRESS  YES  NO Signature of County Planner or Designee: \_\_\_\_\_  
 Date: \_\_\_\_\_

## Sketch of Property

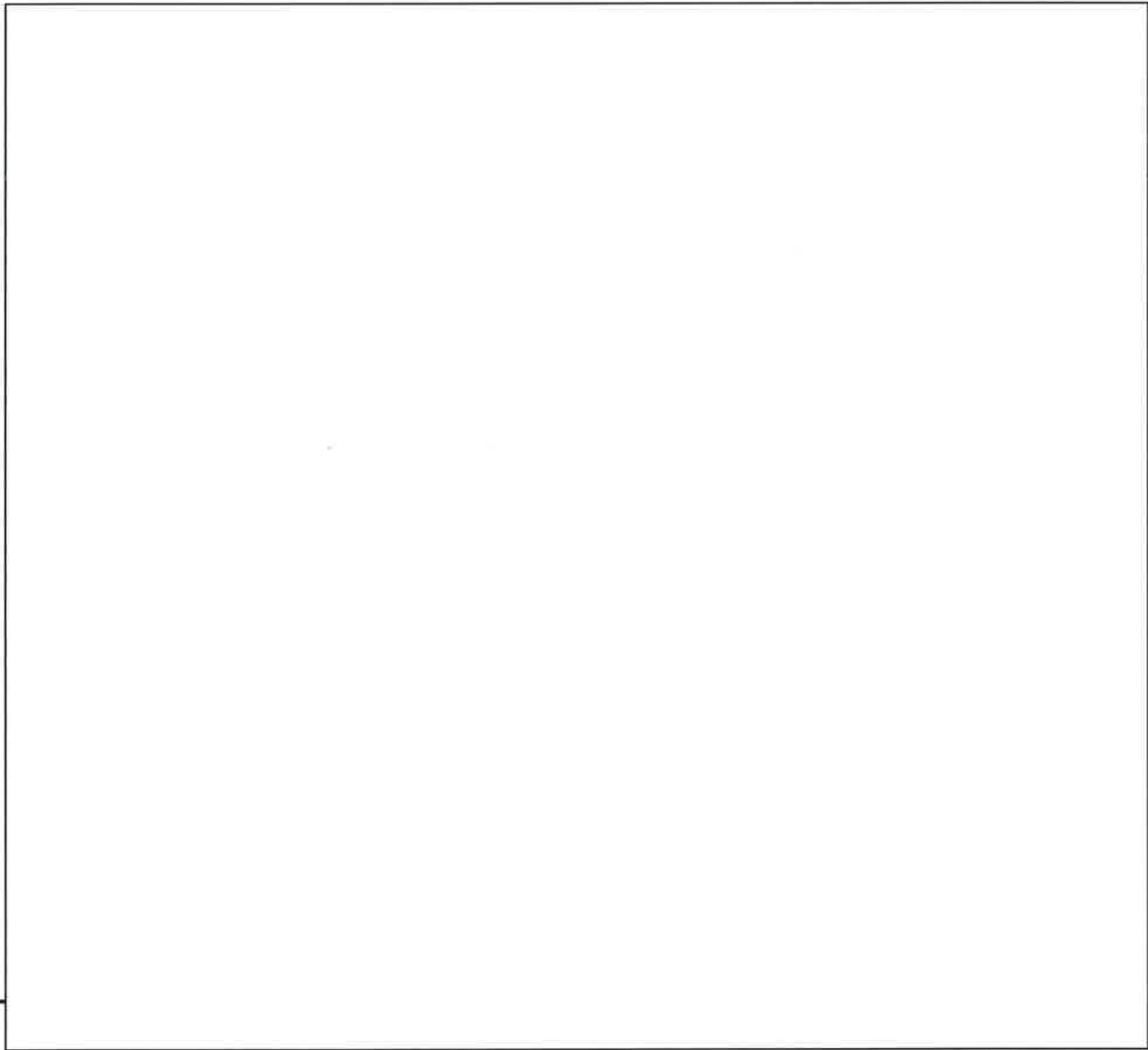
Please check:  CONVENTIONAL     MANUFACTURED HOME     COMMERCIAL  
 ACCESSORY BUILDING OR ADDITIONS     OTHER:

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures
- ⇒ Show the *dimensions* of the lot and setbacks from the house and other structures to property lines
- ⇒ Note any wells, trash pit locations, streams, or lakes on property
- ⇒ The four (4) corners of the house must be clearly staked **before** the initial site review can be done
- ⇒ Show the Northerly Direction with a **North Arrow**

Provide a complete listing of all existing structures that are now on the property: None

Describe the type of structure that you plan to build: None

Is this a Multiple Road Frontage Lot: \_\_\_\_\_





STATE OF GEORGIA  
COUNTY OF CARROLL



**AFFIDAVIT FOR A REZONING APPLICATION**

Mike Lee, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a rezoning application under the Ordinances of Carroll County:

*The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.*

*On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.*

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 6 day of March, 2020.

AFFIANT (signature)

Address: 9042 Tarnwood Circle  
Villa Rica GA 30180

Sworn to and subscribed before me this 6<sup>th</sup> day of March, 20.

Janet L Hyde  
Notary Public

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity:  
Address:

My Commission Expires:



\_\_\_\_\_  
\_\_\_\_\_



# Application: Z-20-05-01

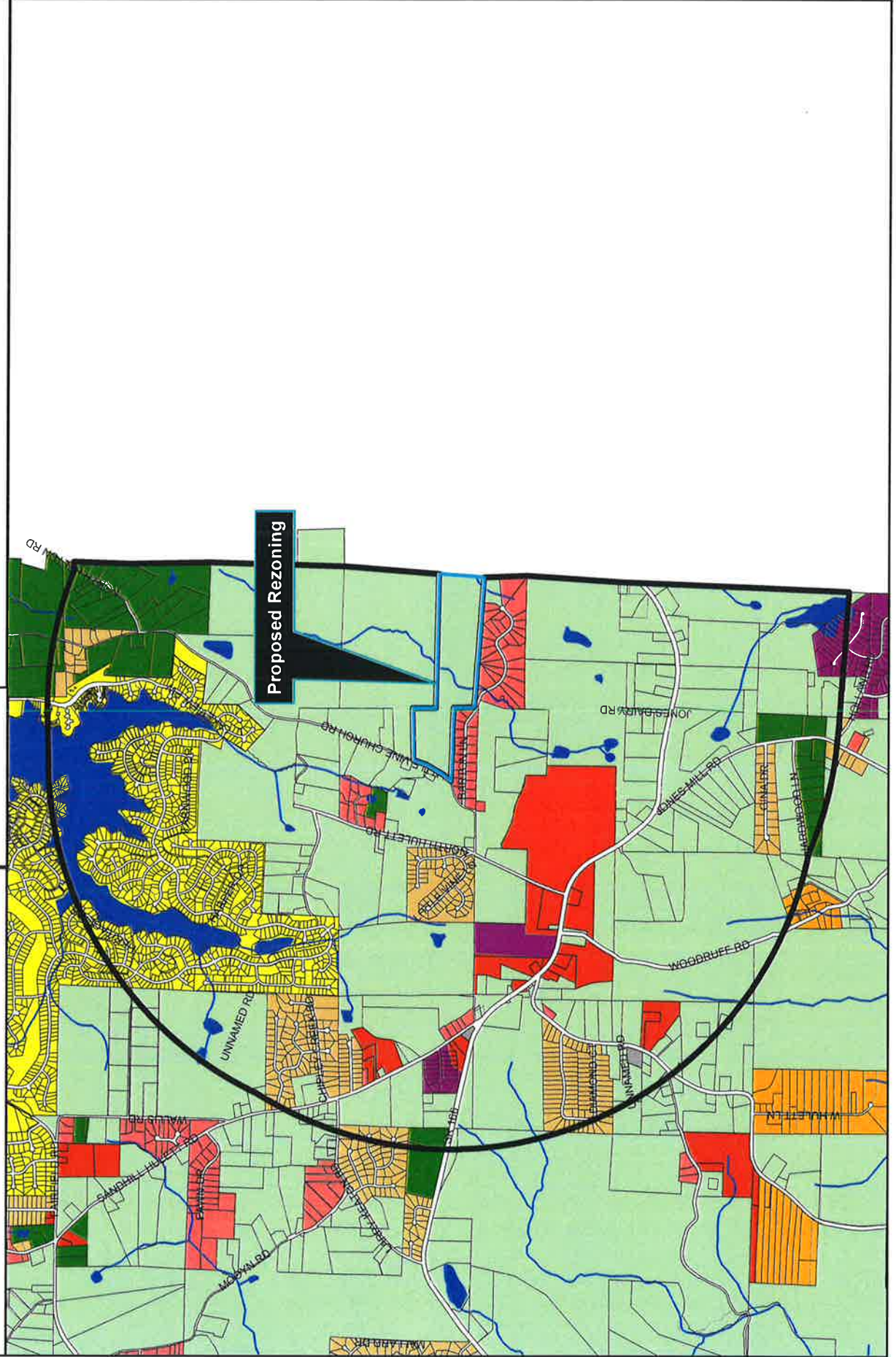
Applicant: Mike Lee  
Parcels: 173-0049



- 1.5 Mile Radius
- Municipal
- Bodies of Water
- A - Agriculture (4 ac min.)
- C - Commercial

- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential
- MFR - Multi-Family Residential

- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development
- R1 - Single Family Home (3 ac min.)
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)
- R30 - Single Family Home (0.75 ac min.)





Z-20-05-01

Future Land Use : Residential

CDP: No

- Agriculture
- Commercial
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util

