1. Call To Order
2. Roll Call
3. Minutes

3.I. May 24, 2016 Planning Commission Minutes

Documents:

MAY MINUTES.DOCX

4. Business Session
5. Hearing Procedures
6. Requests

6.I. Williams CUP

Documents:

MONIQUE WILLIAMS.PDF

6.I.i. Wessinger CUP/Variance

Documents:

WESSINGER.PDF

6.I.i.1. House CUP C-16-06-03

Documents:

HOUSE.PDF

7. First Reading

MINUTES

Carroll County Planning Commission
Tuesday, May 24 , 2016
6:30 PM
David Perry Administration Building
423 College St.
Carrollton, GA

I. Call to Order . Chairman Doyal called the meeting to order at 6:30 PM.
II. Roll Call . The Zoning Administrator called the roll.
   a. Present:
      i. Chairman Jerry Doyal
      ii. Vice-Chairman Keith Taylor
      iii. Commissioner Terry Agne
      iv. Commissioner Jerry Driver
      v. Commissioner Cassie Marshall
      vi. Commissioner Warren Powell
   b. Absent:
      i. Commissioner Deaidra Powell
III. Minutes (April 26 , 2016) . Unanimously adopted on a motion by Commissioner Agne and seconded by Commissioner Powell.
IV. Business Session . None.
V. Hearing Procedures . Copies of the hearing procedure were available and made part of the Minutes by reference.
VI. Requests
   a. C-16-05-01 for at 1451 Whooping Creek Rd., Carrollton, GA for a Variance to divide two on-acre parcels with existing houses in an Agriculture District. Land Lot 3, 4th District Carroll County, GA. Tax Parcel 113-0009 for Owner/Applicant Jimmy K. Godbee .

Jimmy Godbee spoke in favor of the request. Mr. Godbee stated the two houses are existing and one would be sold to friends who are up in age and want to downsize. The other would be used for storage. There was no opposition to the request. On a motion by Commissioner Powell and second by Commissioner Agne, the Planning Commission voted 6-0 (Wilson absent), to recommend approval of the request to the Board of Commissioners.

VII. First Readings (June 28 , 2016) . Announced.
VIII. Adjournment . There being no further business, the meeting was adjourned on a motion by Commissioner Driver and seconded by Commissioner Agne with all in favor.

Conditional Use Permit Application

Carroll County
423 College Street

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

Date Received: 5/12/16
Received by: [illegible]

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda.
No exceptions

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: Monique A Williams
Address: 5515 CARRIERS Creek **City:** Powder Springs **State:** GA **Zip:** 30127
Phone: (770) 655-3566 **Fax:** ( ) ____-____ **Email:** unleashedK9@comcast.net

Agent Name: ____
Address: ____ **City:** ____ **State:** ____ **Zip:** ____
Phone: ( ) ____-____ **Fax:** ( ) ____-____ **Email:** ____

Owner Name *(If different from applicant)*: Kathy B Gibson
Address: 240 N HWY 113 Carrollton
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.)

CONDITIONAL USE

Project Name: ____
Conditional Use Location (attach location map): ____
Proposed Use: Keeping of personal horses
Total acreage: 25.18
Describe Proposed Conditional Use:
the keeping of horses for personal riding in the 5 stall barn already on the property

Staff Use Only

Land Lot 191 of the 10th District, Carroll County Tax Map 89 Parcel 786

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: none

Parking: none

Availability of Public Facilities/Utilities: none

Other relevant Impacts of the Proposal: none

Describe how the proposed Conditional Use will be a benefit to the public.

the keeping of horses for personal use is in keeping with the agricultural conservation on the property. The adjacent property is a cattle farm.

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:

Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

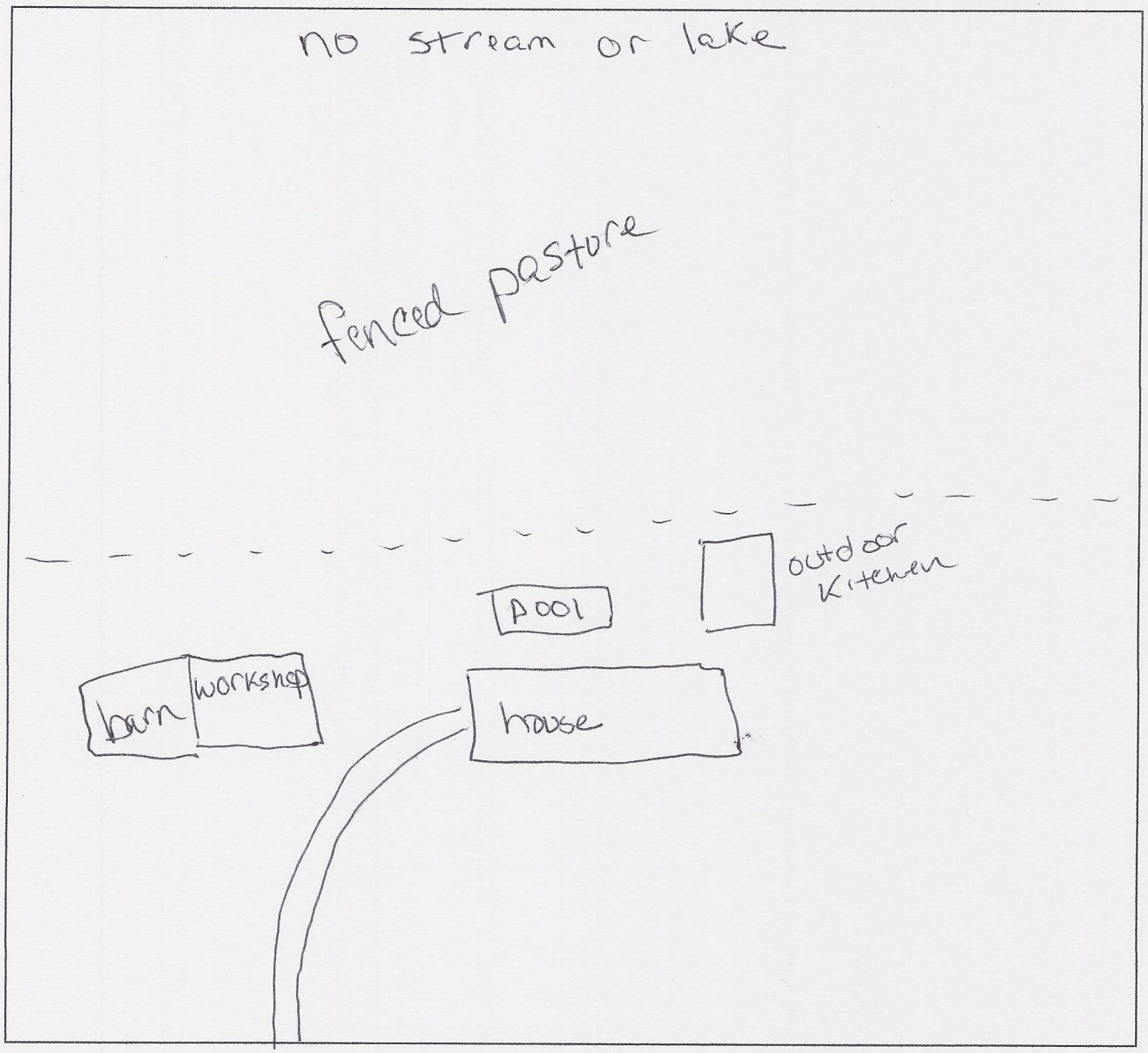
Application No: C-16-06-01
Filing Fee: $350
Pre-Application Conf: ✓
Date Advertised:
Date Notices Sent:
PC Public Hearing Date: 6/28/16
BoCC Public Hearing Date: 7/5/16
Disposition:
Approved by Resolution #:

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 all setbacks from the house and other structures to all property lines.
⇒ The front setback shall always be measured from the centerline of the frontage road(s).
⇒ Show location of any wells, trash pits and all easements (drainage or utility) located on the property.
⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: 40 x 40 5 stall barn
40 x 60 workshop separate 1 car garage
Describe the type of structure that you plan to build: no building
Is this a Multiple Road Frontage Lot: no



CARROLL COUNTY COMMUNITY DEVELOPMENT

INTEROFFICE MEMORANDUM

TO: CARROLL COUNTY PLANNING & ZONING COMMISSION & CARROLL COUNTY BOARD OF COMMISSIONERS

FROM: ARTAGUS NEWELL, ZONING ADMINISTRATOR

SUBJECT: STAFF ANALYSIS OF THE CONDITIONAL USE PERMIT APPLICATION FILED BY MONIQUE WILLIAMS

DATE: JUNE 17, 2016

CC: BEN SKIPPER, DIRECTOR ☑

Property Information, Tax Parcel Number: 089-0786
Located at 240 N. Hwy 113, Carrollton, GA
Commission District 1; Commissioner North

Current Zoning Classification: R-1 (3-acre single family residential)
Proposed Zoning Classification/Use: To remain R-1 – The applicant is requesting a Conditional Use Permit to keep two horses in a residentially-zoned area.
Future Land Use/Growth Tiers Designation: Urban Growth
Current Property Owner: Kathy L. Gibson
Watershed Location: N/A

Land Use Analysis:

The subject property consists of 25.18 acres and contains a house. The applicant is requesting a Conditional Use Permit to keep two horses on a residentially-zoned property. Agriculture, Commercial, R-1, R3, R-2, HDDR (mobile home park), Industrial and Office Institutional zoning classifications are found adjacent and in the immediate surrounding area of the subject property.

Brief descriptions of departmental comments on this request are as follows:

Carroll County Public Works

1. Access is via GA State Hwy 113 (AKA Carrollton Hwy).

Carroll County Community Development

1. The subject property is not within the 100-year flood plain.
2. There are known "state waters" on the property- an unnamed tributary.

Carroll County Fire Department

1. This property is located within the City of Carrollton's Service Area.

Carroll County Board of Education

1. The nearest schools are Sharp Creek Elementary, Central Middle and Central High School. There would be no impact on school capacity.

Carroll County Water Authority

The subject property is located within the City of Carrollton's Service Area.

Additional Comments: All Received Departmental Comments Available Upon Request

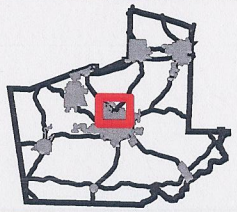
Carroll County, Georgia

Application: C16-06-01

Applicant: Monique A. Williams

Parcel: 089-0786

Carroll County GIS

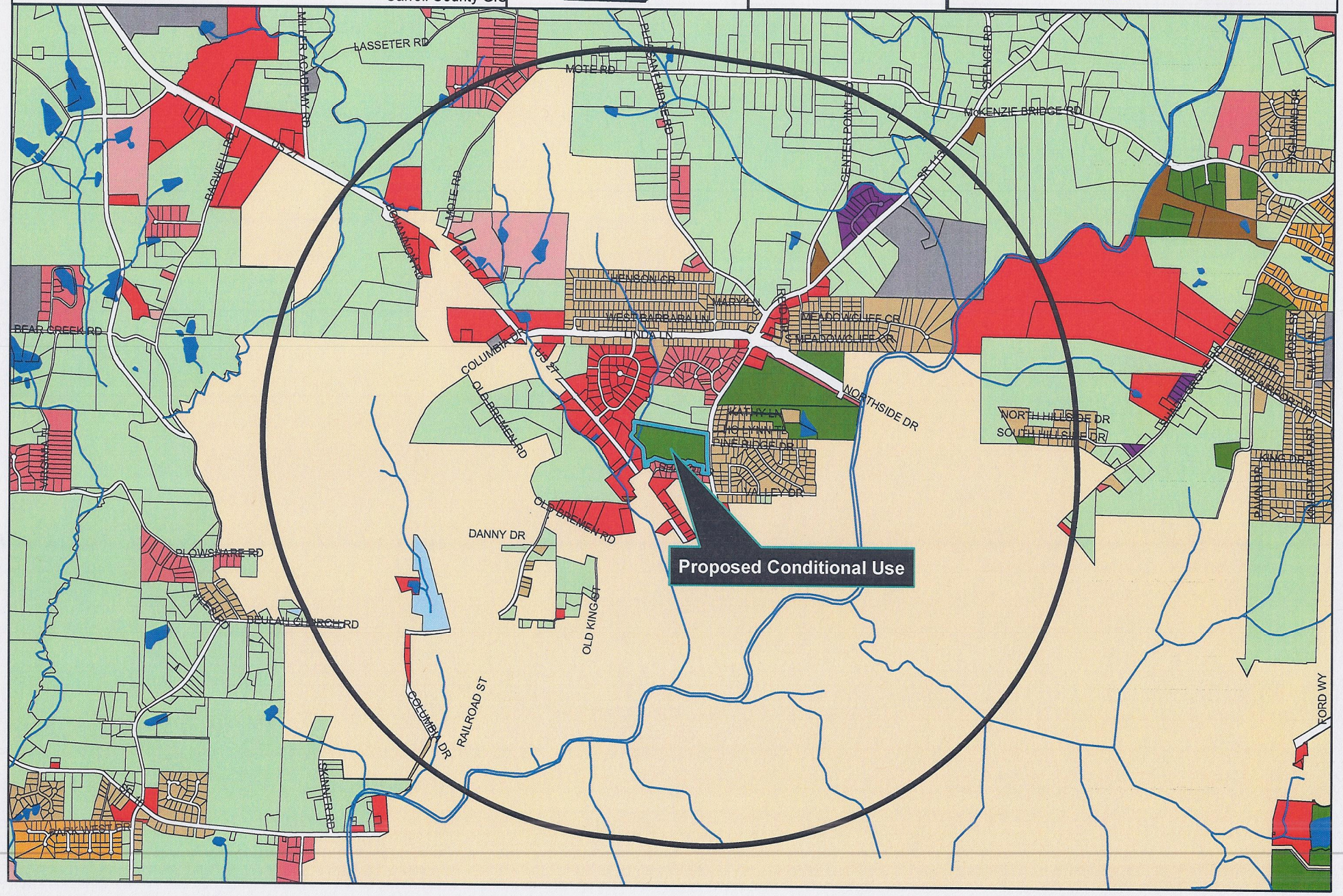


1.5 Mile Radius

Municipal

Bodies of Water

A	MFR	R1
C	MHS	R2
HDDR	OI	R3
I	PUD	R30



This parcel is subject to a Conservation Use Covenant. Certain Penalties may apply. Check with the tax Assessor.

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: B.R.

MAP: 089 LAND LOT: 191

PARCEL: 0786 DISTRICT: 18

CURRENT PROPERTY OWNER: GIBSON KATHY L

PROPERTY OWNER AS OF JANUARY 1ST: " "

APPLICANT (IF DIFFERENT FROM OWNER):

PROJECT ADDRESS: 340 HWY 113 N

CITY: Carrollton, Ga. 30117

SUBDIVISION: LOT #:

ACREAGE: 25.18 PARCEL SPLIT FROM:

CURRENT ZONING CLASSIFICATION		R1
REQUIRED SETBACKS	FRONT	125'
	SIDE	15'
	REAR	20'

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 Zoning Administrator or Designee: JN Date: 5/12/16

Comments:

CDP COMPLIANCE	☐ YES ☐ NO	Signature of CDP Administrator or Designee: Date: Comments:
PLAT APPROVED	☐ YES ☐ NO	Signature of County Engineer or Designee: Date: Comments:
APPROVED FOR NEW ADDRESS	☐ YES ☐ NO	Signature of Zoning Administrator or Designee: Date: Comments:

STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A Conditional use permit

Monique A Williams, 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 Conditional use permit 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 12 day of May, 2016

Monique Williams
AFFIANT (signature)

Address: _____

Sworn to and subscribed before me this 12 day of May, 2016

Valerie E. Walker
Notary Public

My Commission Expires:

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: _____

VALERIE E. WALKER NOTARY PUBLIC GEORGIA EXPIRES MAY 30, 2018 CARROLL COUNTY

Date: May 7, 2016

SUBJECT: LETTER OF AUTHORIZATION TO APPLY/OBTAIN CONDITIONAL USE PERMIT

LOCATED AT 240 N HWY 113, Carrollton, GA, 30117

PARCEL: 089 0786

LEGAL DESCRIPTION: HSE/ACC/25.18AC HWY 113 N 89-4

PROPERTY CLASS: V5 CONSV USE

LANDLOT/DISTRICT: 191/10

To Whom It May Concern:

I, Kathy L. Gibson, certify that I am the legal owner of record of the referenced property. This property is under contract to be sold to Robert A Williams and Monique A Williams. I authorize Robert A Williams and Monique A Williams to apply and obtain a conditional use permit on the subject property.

Kathy L. Gibson

(Notarized Signature of Owner)

Kathy L. Gibson
(Print Name)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 7th day of May, 2016 by Kathy Lynn Gibson who produced Florida Driver License g125-512-60-542-1 as identification.

Maria I Marron
NOTARY PUBLIC: STATE OF FLORIA

NOTARY PUBLIC STATE OF FLORIDA
MARIA I. MARRON
MY COMMISSION #FF046266
EXPIRES: SEP 21, 2017
Bonded through 1st State Insurance

Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezonings, the Developer, Owner, Applicant, Agent or a Representative thereof must be present to *personally* request said Conditional Use or Rezoning before BOTH the Planning Commission AND the Board of Commissioners. Applicants requesting a Variance must also *personally* present their request in front of the Community Development Board of Appeals.

Failure to personally appear before *either* required Board may result in denial of request, or an extended waiting period before the next available meeting. *Requests that are denied by the Board of Commissioners cannot be re-submitted for consideration for a term not less than one (1) year from the date of the denial by the Board of Commissioners.*

The Planning Commission will hear your request on; 6/28/16 at 6:30 PM

The Board of Commissioners will hear your request on; 7/5/16 at 6:30 PM

The Board of Appeals will hear your request on; — at 5:30 PM

IMPORTANT

An orange stake shall be placed on the subject property until the zoning sign is affixed. Failure to place and/ or maintain the stake *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to place the stake and maintain its placement until the sign is affixed. Owner/applicant shall notify Community Development immediately if the sign is removed, defaced, incorrect etc. Owner/applicant shall have five business days in which to place the stake after the filing deadline. (3rd Tuesday of each calendar month)

Applicant Signature. Monique Williams

Date. 5/12/16

* All meetings are held in the Commission Chambers of the David Perry Administration Building located at 423 College Street, Carrollton, GA 30117.
* Unless otherwise stated.

Variance Application

Carroll County
423 College Street

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

Date Received: 5/13/16
Received by: [illegible]

Application must be filed by noon on the 1st Thursday of the month to go on the next month's agenda.
No exceptions

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: Kenneth & Wanda Wessinger
Address: 76 Upper Caldwell Rd **City:** Bowdon **State:** GA **Zip:** 30108
Phone: ( ) ____-____ **Fax:** ( ) ____-____ **Email:** kenneth.wessinger@yahoo.com

Agent Name: ____
Address: ____ **City:** ____ **State:** ____ **Zip:** ____
Phone: ( ) ____-____ **Fax:** ( ) ____-____ **Email:** ____

Owner Name *(If different from applicant)*: Nellie Ruth Kilgore
Address: 250 N. Jonesville Rd., Bowdon, GA 30108
Phone: (256) 504-8119 **Fax:** (256) 543-5132

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

CONDITIONAL USE

Project Name: ____
Variance Location (attach location map): ____
Proposed Use: ____
Total acreage: ____
Describe Proposed Variance:

Requesting to divide 2.3 ac from the 5.31-ac tract and to build a new house

Staff Use Only

Land Lot 81 of the 10th District, Carroll County Tax Map 43 Parcel 163

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic: N/A

Parking: N/A

Availability of Public Facilities/Utilities:
All available

Other relevant Impacts of the Proposal:

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

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:
Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only
Application No: C-16-06-02
Filing Fee: $150
Pre-Application Conf: ✓ (AP)
Date Advertised:
Date Notices Sent:
PC Public Hearing Date: 6/28/16
BoCC Public Hearing Date: 7/5/16
Disposition:
Approved by Resolution #:

CARROLL COUNTY COMMUNITY DEVELOPMENT

INTEROFFICE MEMORANDUM

TO:	CARROLL COUNTY PLANNING & ZONING COMMISSION & CARROLL COUNTY BOARD OF COMMISSIONERS
FROM:	ARTAGUS NEWELL, ZONING ADMINISTRATOR
SUBJECT:	STAFF ANALYSIS OF THE VARIANCE/CONDITIONAL USE PERMIT APPLICATION FILED BY KENNETH & WANDA WESSINGER
DATE:	JUNE 17, 2016
CC:	BEN SKIPPER, DIRECTOR ☑

Property Information, Tax Parcel Number: 043-0163
Located at 250 N. Jonesville Rd., Bowdon, GA 30108
Commission District 6; Commissioner Chambers

Current Zoning Classification: Agriculture
Proposed Zoning Classification/Use: To remain AG (Agriculture) – The applicant is requesting a Variance and Conditional Use Permit to divide 2.3 acres from a 5.31-acre tract, in order to build a new house.
Future Land Use/Growth Tiers Designation: Agriculture
Current Property Owner: Nellie Ruth Kilgore
Watershed Location: Turkey Creek

Land Use Analysis:

The subject property consists of 5.31 acres and one house. The applicants are requesting to divide 2.3 acres, in order to build a home next door to family. Agriculture, HDDR (mobile home park), R1, R2, R3, Commercial and Industrial zoning classifications can be found in the nearby area, as well as the City Limits of Bowdon.

Brief descriptions of departmental comments on this request are as follows:

Carroll County Public Works

1. Access is via N. Jonesville Road which is adequate for this request.

Carroll County Community Development

1. The subject property is not within the 100-year flood plain.
2. There are no known "state waters" on the property.
3. Water runoff enters into South Branch
4. Estimated 9 trips per day with a peak of 1 trip per hour.

Carroll County Fire Department

1. Fire Rescue District 6 is 2 miles away with a 3-minute response time.

Carroll County Board of Education

1. The nearest schools are Bowdon Elementary, Bowdon Middle and Bowdon High School. The rated capacities are BES: 875; BMS, 500; and BHS, 625.

Carroll County Water Authority

The property is located within the City of Bowdon's Water Service Area.

Additional Comments: All Received Departmental Comments Available Upon Request

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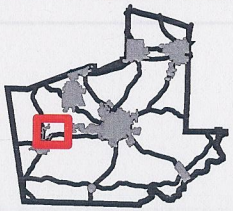
Carroll County, Georgia

Application: C16-06-02

Applicant: Kenneth & Wanda Wessinger

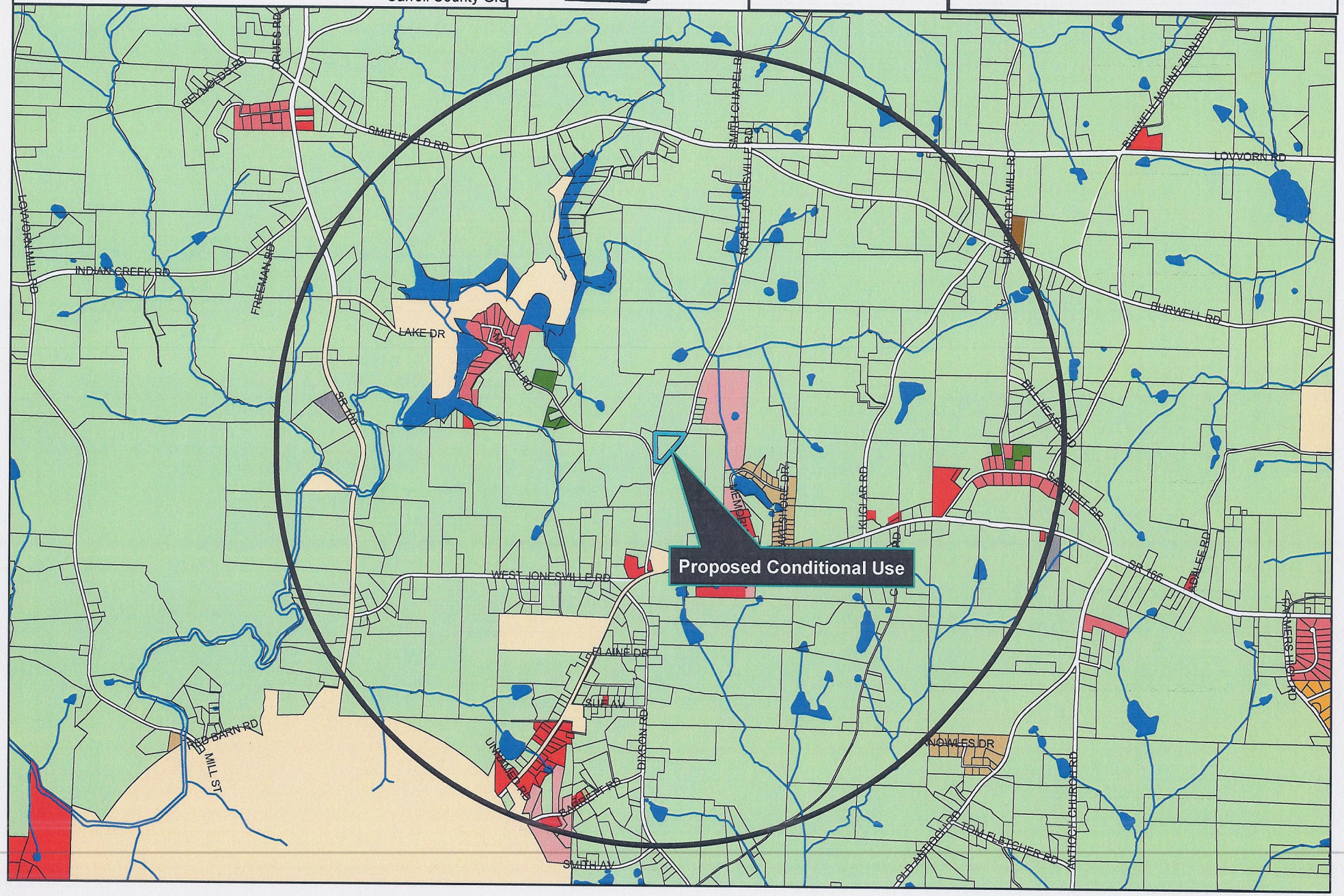
Parcel: 043-0163

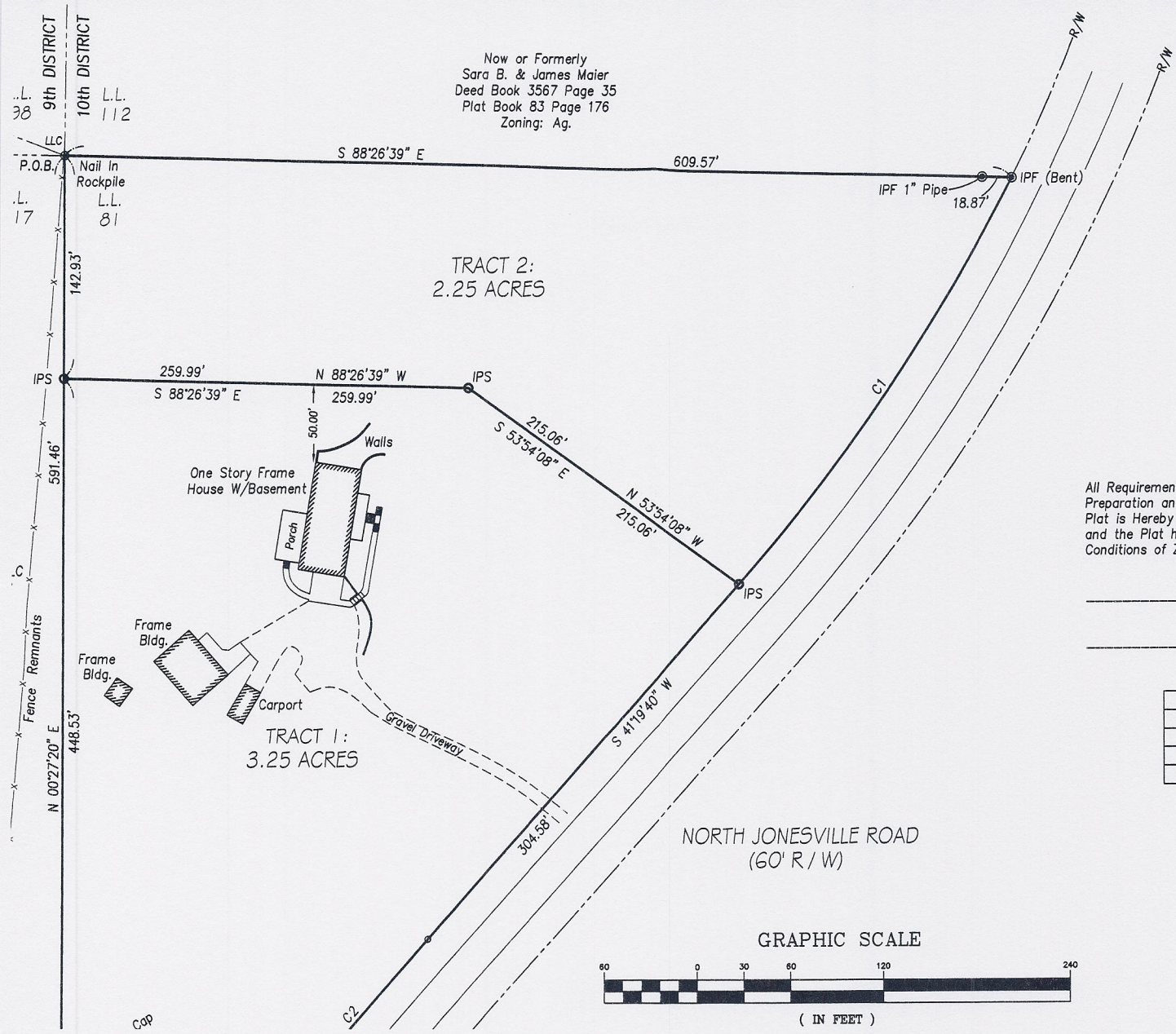
Carroll County GIS



1.5 Mile Radius
Municipal
Bodies of Water

A
C
HDDR
I
MFR
MHS
OI
PUD
R1
R2
R3
R30





GENERAL NOTES:

1.) SURVEY DONE WITI
COMMITMENT. AS SUCI
EASEMENTS, RIGHTS C
ARE NOT SHOWN.

2.) SPECIAL FLOOD H
FIRM MAP 13045C023

3.) UTILITIES SUCH AS
SANITARY SEWER LINE
MAY OR MAY NOT BE

4.) THIS PROPERTY IS
SEPTIC TANK PERMIT

5.) DATE OF FIELD W

Carroll Coun
Carroll Coun
the overflow
beyond the
or for the
point shown
plat.

CERTIFICATE OF

All Requirements of the Carroll Cour
Preparation and Submission of a Fin
Plat is Hereby Granted, Subject to F
and the Plat has Fully Complied wit
Conditions of Zoning Approval have

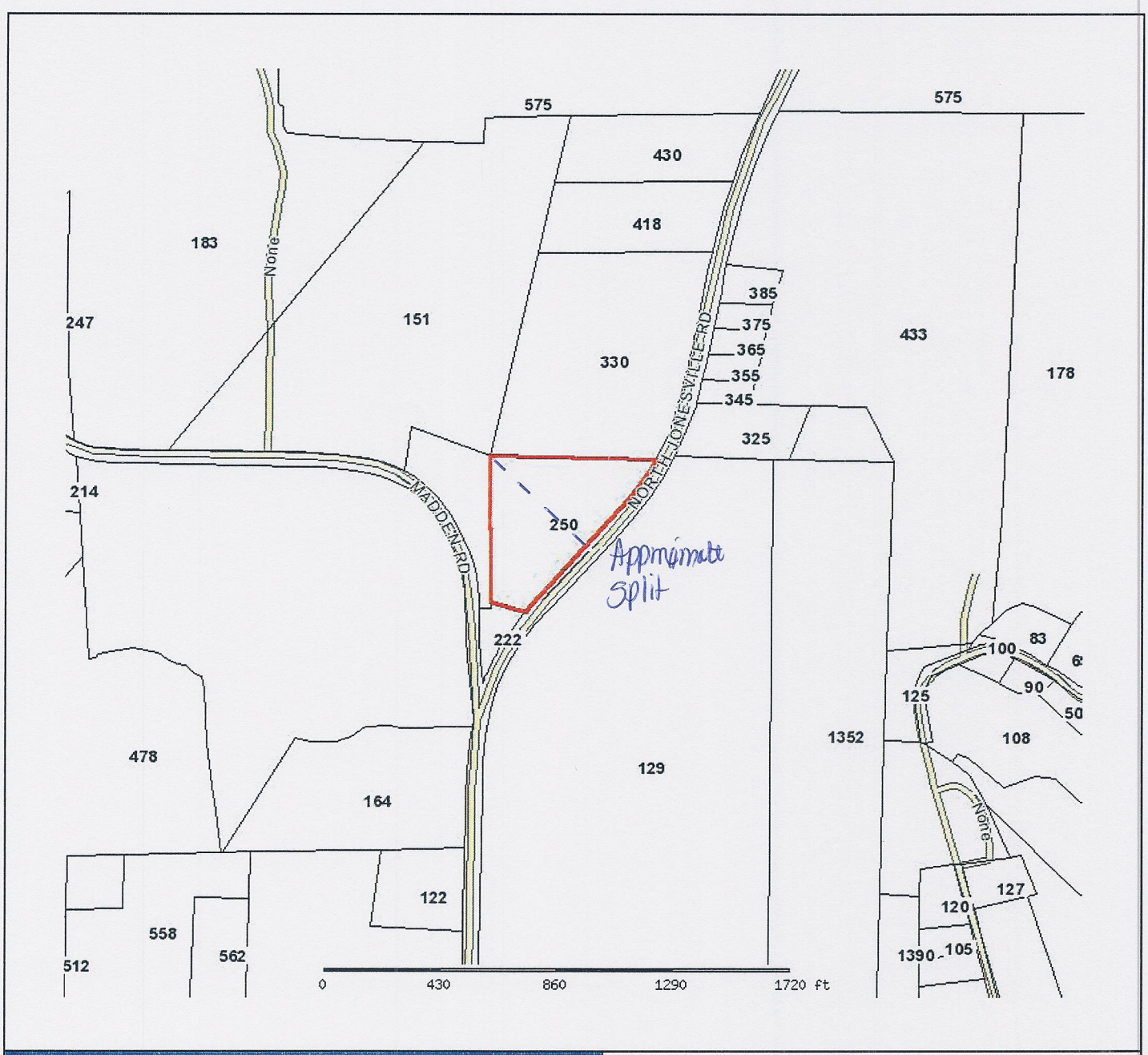
_____ Date of Approval

_____

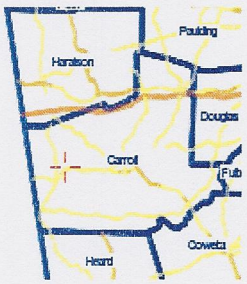
CURVE	RADIUS	L
C1	1256.20'	3
C2	58693.18'	1
C3	1114.11'	2

OWNER
NELLIE
250 N.
BOWDON,

TOTAL AREA S
TAX PA
CUP#
CURREN
TOTAL NUM



Carroll County Assessor			
Parcel: 043 0163 Acres: 5.31			
Name:	KILGORE NELLIE RUTH	Land Value	$22,105.00
Site:	250 N JONESVILLE RD	Building Value	$88,970.00
Sale:	$0 on 08-2010 Reason=LA Qual=U	Misc Value	$9,068.00
Mail:	250 N JONESVILLE RD BOWDON, GA 30108	Total Value:	$120,143.00



The Carroll County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CARROLL COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/31/16 : 16:08:15

PARCEL INFORMATION SHEET &
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: _____

MAP: 43 **LAND LOT:** 81

PARCEL: 163 **DISTRICT:** 10

CURRENT PROPERTY OWNER: _____

PROPERTY OWNER AS OF JANUARY 1ST: Nellie Ruth Kilgore

APPLICANT (IF DIFFERENT FROM OWNER): Kenneth & Wanda Wessinger

PROJECT ADDRESS: 250 N. Jonesville Rd. Bowdon, GA 30108

CITY: Bowdon

SUBDIVISION: N/A **LOT #:** _____

ACREAGE: _____ **PARCEL SPLIT FROM:** _____

CURRENT ZONING CLASSIFICATION	AG	
REQUIRED SETBACKS	FRONT	100' ℄
	SIDE	15'
	REAR	15'

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 Zoning Administrator or Designee: _____ **Date:** 5/13/16

Comments: _____

CDP COMPLIANCE	☐ YES ☐ NO	**Signature of CDP Administrator or Designee:** _____ **Date:** _____ **Comments:** _____
PLAT APPROVED	☐ YES ☐ NO	**Signature of County Engineer or Designee:** _____ **Date:** _____ **Comments:** _____
APPROVED FOR NEW ADDRESS	☐ YES ☐ NO	**Signature of Zoning Administrator or Designee:** _____ **Date:** _____ **Comments:** _____

May 3, 2016

To Whom It May Concern:

This is the signature for the Variance Application.

Phillip E. Kilgore

Phillip Kilgore appeared before me this 3rd day of May 2016

MY COMMISSION EXPIRES FEBRUARY 24, 2019

Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezonings, the Developer, Owner, Applicant, Agent or a Representative thereof must be present to *personally* request said Conditional Use or Rezoning before BOTH the Planning Commission AND the Board of Commissioners. Applicants requesting a Variance must also *personally* present their request in front of the Community Development Board of Appeals.

Failure to personally appear before *either* required Board may result in denial of request, or an extended waiting period before the next available meeting. *Requests that are denied by the Board of Commissioners cannot be re-submitted for consideration for a term not less than one (1) year from the date of the denial by the Board of Commissioners.*

The Planning Commission will hear your request on; 6/28/16 at 6:30 PM

The Board of Commissioners will hear your request on; 7/5/16 at 6:00 PM Historic Courthouse 3rd floor

The Board of Appeals will hear your request on; — at 5:30 PM

IMPORTANT

An orange stake shall be placed on the subject property until the zoning sign is affixed. Failure to place and/ or maintain the stake *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to place the stake and maintain its placement until the sign is affixed. Owner/applicant shall notify Community Development immediately if the sign is removed, defaced, incorrect etc. Owner/applicant shall have five business days in which to place the stake after the filing deadline. (3rd Tuesday of each calendar month)

Applicant Signature. Kenneth Wessinger

Date. 5-9-16

* All meetings are held in the Commission Chambers of the David Perry Administration Building located at 423 College Street, Carrollton, GA 30117.
* Unless otherwise stated.

STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A C.U.P

Kenneth Wessinger, 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 _____ 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 13 day of May, 2016.

Kenneth Wessinger
AFFIANT (signature)

Address: _____

Sworn to and subscribed before me this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

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: _____

Conditional Use Permit Application

Carroll County
423 College Street

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

Date Received: 5/9/16
Received by: [illegible]

Application must be filed by noon on the 3rd Tuesday of the month to go on the next month's agenda.
No exceptions

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: Tommy House
Address: 76 Military Road **City:** Whitesburg **State:** GA **Zip:** 30185
Phone: (770) 842 - 8225 **Fax:** ( ) ____ - ____ **Email:** house2714@bellsouth.net

Agent Name: ____
Address: ____ **City:** ____ **State:** ____ **Zip:** ____
Phone: ( ) ____ - ____ **Fax:** ( ) ____ - ____ **Email:** ____

Owner Name *(If different from applicant)*: Same
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.)

CONDITIONAL USE

Project Name: ____
Conditional Use Location (attach location map): 2231 Hwy 16 N. Whitesburg, GA 30179
Proposed Use: ~~[illegible]~~ Tire Store & car lot per Johnny Watkins
Total acreage: 3 acres (18.20 total)
Describe Proposed Conditional Use:

Staff Use Only

Land Lot 104 of the 5th District, Carroll County Tax Map 179 Parcel 0056

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: minorly affect traffic on HWY 16

Parking: will not affect parking

Availability of Public Facilities/Utilities: will not affect

Other relevant Impacts of the Proposal:

Describe how the proposed Conditional Use will be a benefit to the public.

It will be a local place that people can get their cars serviced without going to Carrollton.

Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

Return Form to:

Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

Application No: C-16-06-03
Filing Fee: $350
Pre-Application Conf: ✓
Date Advertised:
Date Notices Sent:
PC Public Hearing Date: 6/28/16
BoCC Public Hearing Date: 7/5/16
Disposition:
Approved by Resolution #:

Sketch of Property

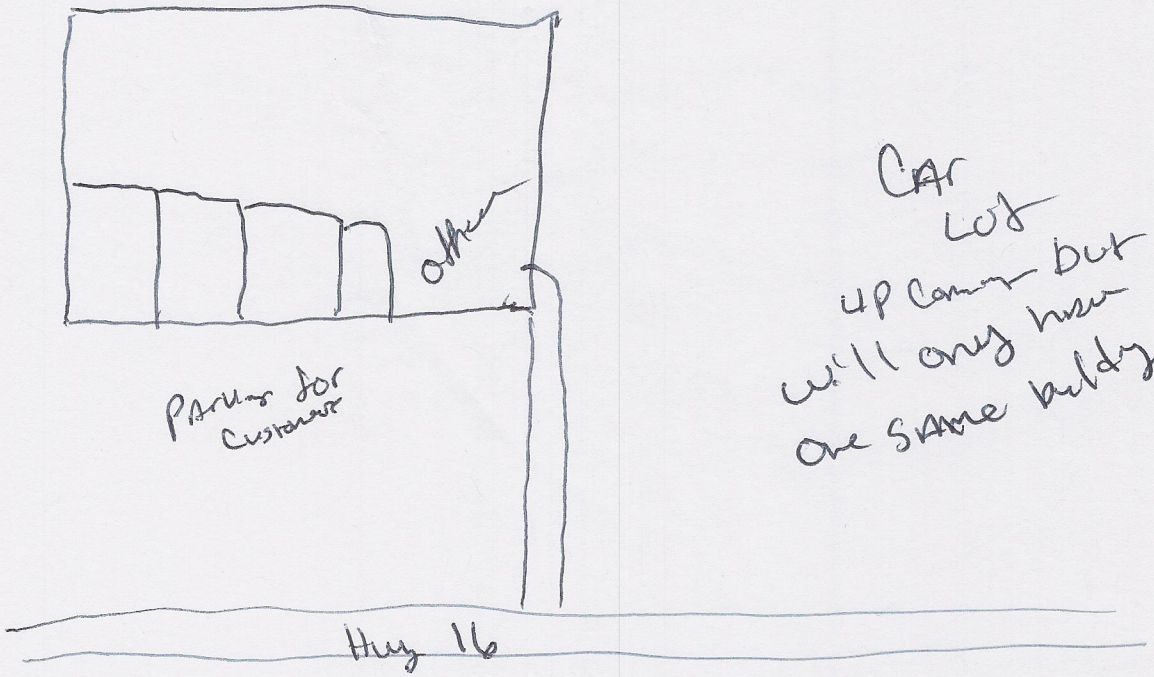
Please check: ☐ CONVENTIONAL ☐ MANUFACTURED HOME ☐ COMMERCIAL
☐ ACCESSORY BUILDING OR ADDITIONS ☐ OTHER: _____

⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures.
⇒ Show the ***dimensions*** of the lot and all setbacks from the house and other structures to all property lines.
⇒ The front setback shall always be measured from the centerline of the frontage road(s).
⇒ Show location of any wells, trash pits and all easements (drainage or utility) located on the property.
⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: _____

Describe the type of structure that you plan to build: _____
Is this a Multiple Road Frontage Lot: _____

This is not within 200 feet of a stream or lake



Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezonings, the Developer, Owner, Applicant, Agent or a Representative thereof must be present to *personally* request said Conditional Use or Rezoning before BOTH the Planning Commission AND the Board of Commissioners. Applicants requesting a Variance must also *personally* present their request in front of the Community Development Board of Appeals.

Failure to personally appear before *either* required Board may result in denial of request, or an extended waiting period before the next available meeting. *Requests that are denied by the Board of Commissioners cannot be re-submitted for consideration for a term not less than one (1) year from the date of the denial by the Board of Commissioners.*

The Planning Commission will hear your request on; June 28, 2016 at 6:30 PM

The Board of Commissioners will hear your request on; July 5, 2016 at 6:30 PM Historic Court house 3rd floor

The Board of Appeals will hear your request on; — at 5:30 PM

IMPORTANT

An orange stake shall be placed on the subject property until the zoning sign is affixed. Failure to place and/ or maintain the stake *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to place the stake and maintain its placement until the sign is affixed. Owner/applicant shall notify Community Development immediately if the sign is removed, defaced, incorrect etc. Owner/applicant shall have five business days in which to place the stake after the filing deadline. (3rd Tuesday of each calendar month)

Applicant Signature [signature]

Date. 5-19-16

* All meetings are held in the Commission Chambers of the David Perry Administration Building located at 423 College Street, Carrollton, GA 30117.
* Unless otherwise stated.

CARROLL COUNTY COMMUNITY DEVELOPMENT

INTEROFFICE MEMORANDUM

TO: CARROLL COUNTY PLANNING & ZONING COMMISSION & CARROLL COUNTY BOARD OF COMMISSIONERS

FROM: ARTAGUS NEWELL, ZONING ADMINISTRATOR

SUBJECT: STAFF ANALYSIS OF THE CONDITIONAL USE PERMIT APPLICATION FILED BY TOMMY HOUSE

DATE: JUNE 17, 2016

CC: BEN SKIPPER, DIRECTOR ☑

Property Information, Tax Parcel Number: 179-0556
Located at 2181 Bethesda Church Rd., Carrollton, GA 30117
Commission District 5; Commissioner Jackson

Current Zoning Classification: Agriculture
Proposed Zoning Classification/Use: To remain AG (Agriculture) – The applicant is requesting a Conditional Use Permit to operate a Tire Store and Car Lot.
Future Land Use/Growth Tiers Designation: Agriculture
Current Property Owner: Tommy House
Watershed Location: Snake Creek

Land Use Analysis:

The property contains 18.2 acres more or less and is vacant. The property was rezoned several years ago to R-3, with the intent for the development of a residential subdivision. The applicants are requesting a Conditional Use Permit to operate a Tire Store and Car Lot. It is proposed that approximately 3 acres of the property will be used, for this operation.

Several key points should be noted and considered, regarding this request:

1. **As noted from Matt Windom, Executive Director of the Carroll County Water Authority: This project is located within the Snake Creek Water Supply Watershed. All requirements and restrictions of Carroll County's Watershed Protection Ordinances shall apply,**

including those pertaining to buffers and restrictions on handling of hazardous materials.

2. **All driveway entrance permits must be approved by the Georgia Department of Transportation. Additionally, any required upgrades to Guthrie Road are at the owners' expense.**

3. **A Corridor Development Plan (CDP) review and site plan will be required for any new buildings to be constructed.**

Brief descriptions of departmental comments on this request are as follows:

Carroll County Public Works

1. Access is via Hwy 16, a state road. The Georgia Department of Transportation, in conjunction with the County Public Works Department must approve any driveway entrance, as well any necessary improvements to Guthrie Road which is currently dirt.

Carroll County Community Development

1. The subject property is not within the 100-year flood plain
2. There are no known "state waters" on the property.
3. Surface runoff eventually flows into Snake Creek.
4. The property is within the Snake Creek Watershed
5. Anticipated traffic generations rates are:
    a. 3 trips per hour per service bay
    b. 4 trips per hour per service bay (peak)

Carroll County Fire Department

1. The property is in Fire District 5 which is three miles away with a 5-minute response time

Carroll County Board of Education

1. The nearest schools are Whitesburg Elementary, Central Middle and Central High School. There would be no impact on school capacity.

Carroll County Water Authority

There is an 8-inch water line along Hwy 16, with a static 125+/- psi and is suitable for daily household use. (Additional comments in the Land Use Analysis section)

Additional Comments: All Received Departmental Comments Available Upon Request

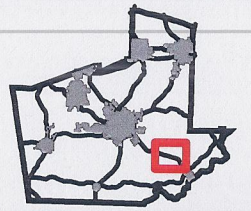
Carroll County, Georgia

Application: C16-06-03

Applicant: Tommy House

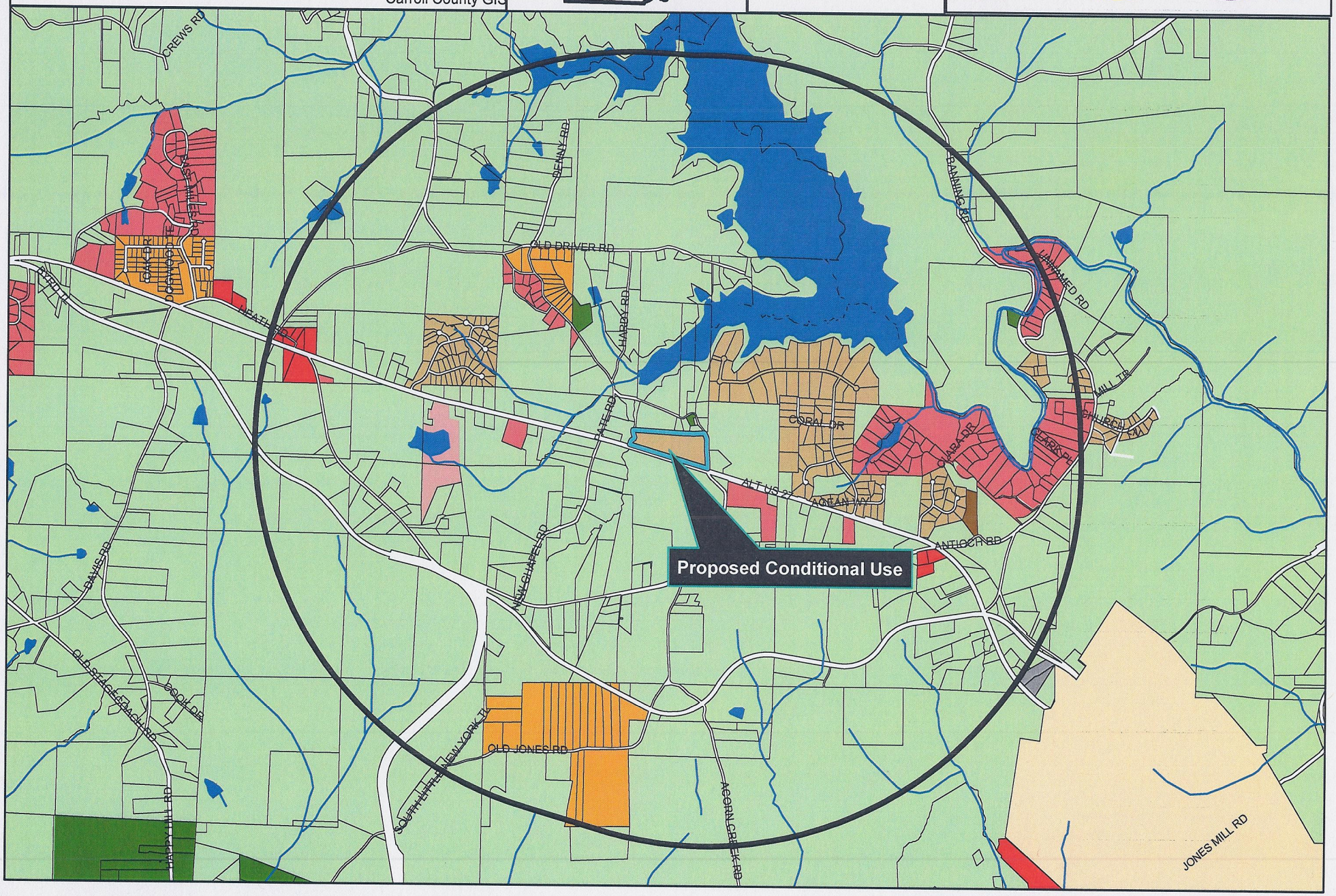
Parcel: 179-0056

Carroll County GIS



1.5 Mile Radius
Municipal
Bodies of Water

A
C
HDDR
I
MFR
MHS
OI
PUD
R1
R2
R3
R30



Artagus Newell

From: Michelle Perkins <amperkin5@yahoo.com>
Sent: Thursday, June 23, 2016 8:01 PM
To: Artagus Newell; Michelle Nicholson
Subject: Opposed to rezoning of 2231 Hwy 16 N, Whitesburg Ga 30185

We, April Michelle Nicholson and Phillip Craig Nicholson, of 35 Guthrie Rd Whitesburg Ga 30185, are **OPPOSED** to the rezoning of 2231 Hwy 16 N, Whitesburg Ga 30185.
I have many concerns and dislikes about a tire shop and car lot being built feet away from my property:
* We bought our house for the pasture land and for the beautiful view of the pastures across from us. That view would be ruined with an industrial tire shop and cars scattered across the lot. Many in the Whitesburg community have worked hard to make Whitesburg an inviting place and a tire shop would certainly be an eye sore to people traveling through town.
* We bought our property to have horses. I am personally concerned how the traffic and daily noise from the machines of a tire shop will affect the safety of me using my pastures for riding.

The **greatest concern we have is for the safety of my family, our neighbors and daily drivers if the tire shop is built. Guthrie Road does not allow for more than ONE car to turn onto or pull out of at a time. If drivers on Guthrie Rd (like everyone who lives on or around Guthrie Rd know) don't know to back up to allow incoming traffic to pull onto Guthrie rd, there is squealing of breaks and the constant threat of being rear ended from drivers who cannot see cars stopped on the other side of the hill. A tire shop would guarantee constant wrecks and mayhem at this intersection between hwy 16, military road and Guthrie Rd. My husband and I were the unfortunate witnesses of a deadly crash at this intersection within 3 years of buying our property and were informed afterwards that this intersection is considered one of the deadliest and dangerous intersections in Whitesburg by the community (I am sure statistics would show it as such too).

This leaves the owners of the Tire shop to have the option of creating turning lanes and widening the roads. Unfortunately for the community the water lines run on the side of the road construction would take place. This raises many concerns/questions:
*How long would we be without water? (remember I am filling 100 gallon water buckets daily for my horses and more importantly there are many families with small children like us in the surrounding area)
* Will the owner's be destroying our land/pastures to widen the road or create turning lanes? That is simply unacceptable and could cost us hundreds of dollars in fencing and repairs.

It would be more beneficial for the tire shop and car lot to be built in an industrial area where the roads already meet the requirements for a business like this.

In closing We are STRONGLY OPPOSED to this tire shop and car lot being built!

Thank You,
Phillip Craig Nicholson and April Michelle Nicholson

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: B.R.

MAP: 179 LAND LOT: 064

PARCEL: 0056 DISTRICT: 05

CURRENT PROPERTY OWNER: Tommie House

PROPERTY OWNER AS OF JANUARY 1ST: Jerry Heath

APPLICANT (IF DIFFERENT FROM OWNER):

PROJECT ADDRESS: 2231 Hwy 16 N

CITY: Whitesburg, Ga. 30185

SUBDIVISION: LOT #:

ACREAGE: 18.20 PARCEL SPLIT FROM:

CURRENT ZONING CLASSIFICATION		~~AG~~ R3
REQUIRED SETBACKS	FRONT	125' 4L
	SIDE	15'
	REAR	~~15'~~ 20'

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 Zoning Administrator or Designee: [signature] Date: 5/19/16

Comments:

CDP COMPLIANCE	☐ YES ☐ NO	Signature of CDP Administrator or Designee: Date: Comments:
PLAT APPROVED	☑ YES ☐ NO	Signature of County Engineer or Designee: Date: Comments:
APPROVED FOR NEW ADDRESS	☑ YES ☐ NO	Signature of Zoning Administrator or Designee: [signature] Date: 5/18/16 Comments:

STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A _____

_____, 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 _____ 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 18 day of May, 2016.

_____
AFFIANT (signature)

Address: _____
_____
_____

Sworn to and subscribed before me this 18 day of May, 2016.

_____
Notary Public

My Commission Expires:

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: _____
_____
_____