

1. Call To Order
2. Roll Call
3. Minutes
 - 3.I. June 28, 2016 Minutes

Documents:

[JUNE MINUTES.DOCX](#)

4. Business Session
5. Hearing Procedures
6. Requests
 - 6.I. Gunnells CUP/Variance

Documents:

[GUNNELLS C-16-07-01.PDF](#)

- 6.I.i. WestCare Of Georgia

Documents:

[WESTCARE C-16-07-02.PDF](#)

- 6.I.ii. Holland CUP/Variance

Documents:

[HOLLAND C-16-07-03.PDF](#)

- 6.I.iii. Banagus CUP

Documents:

[BANAGUS C-16-07-04.PDF](#)

- 6.I.iv. Mashburn/Earnest Rezoning R-16-07-01

Documents:

[MASHBURN Z-16-07-01.PDF](#)

7. First Reading

Minutes

Carroll County Planning Commission

Tuesday, June 28, 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:** Chairman Jerry Doyal, Commissioners Jerry Driver, Cassie Marshall & Warren Powell.
 - b. **Absent:** Vice-Chairman Keith Taylor, Commissioners Terry Agne & Deaidra Wilson.
- III. **Minutes (May 24, 2016)** . Unanimously adopted (with correction of last name for Commissioner Wilson), motion by Commissioner Powell, seconded by Commissioner Driver.
- IV. **Business Session** . The next Board of Commissioners Meeting is August 2, 2016. The Planning Commission will meet in Room 501 (Commission Chambers for July meeting), for the next three meetings, due to tax appeals being conducted in the Old Commission Chambers.
- V. **Hearing Procedures** . Chairman Doyal reviewed the hearing procedures; copies of which were available and made part of the Minutes by reference.
- VI. **Requests**

C-16-06-01 for a Conditional Use Permit to request to keep two horses in an R-1 District at 240 N. Hwy 113, Carrollton, GA 30117. Land Lot 191, 10th District, Tax Parcel 089-0786. Owner: Kathy L. Gibson/Applicant: Monique A. Williams

Monique Williams spoke in favor of the request. Mrs. Williams stated her family is moving here and want to bring two personal horses and that they do not want to show or board horses or have any other uses other than personal. Jill Barrett, John Mufflate, Laura McIntosh and Earnestine Maddox all spoke in favor of the request. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Marshal had a second by Commissioner Powell and passed unanimously.

C-16-06-02 for a Conditional Use Permit and Variance to divide a 5.31-acre Agriculture-zoned tract into two parcels of 2.3 and 3.01 acres, respectively, for the purpose of building a new home at 250 N. Jonesville Rd., Bowdon, GA 30108. Land Lot 81, 10th District, Tax Parcel 043-0163. Owner: Nellie Ruth Kilgore/Applicant: Kenneth and Wanda Wessinger.

Kenneth and Wanda Wessinger spoke in favor of the request. Christopher Cross also spoke in favor of the request. Mr. Cross stated his family would build a home on the property and that they'd lived close to their relative for some time. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Driver had a second by Commissioner Powell and passed unanimously.

C-16-06-03 for a Conditional Use Permit to operate a Tire Shop and Car Lot at 2231 Hwy 16 North, Whitesburg, GA 30185. Land Lot 64, 5th District, Tax Parcel 179-0056. Owner/Applicant: Tommy House.

Tommy House spoke in favor of the application. Mr. House stated his family lives adjacent to the property and would like to operate a tire store and car lot. Mr. House further stated the tire store would have a 3-stall building with an office and one smaller building for the car lot. Mr. House also stated his in-laws previously owned the property and he wants to make the property aesthetically pleasing.

Speaking in opposition: Joey Key, Rita Key, Diane Nicholson and Curt Nicholson.

Joey Key presented a petition signed by 27 neighbors opposing the request. Mr. Key expressed concerns about inappropriate zoning and uses adjacent to residential properties, unsafe access, traffic issues and overall appearance of a tire shop. Rita Key stated she's like for the property to remain residential. Diane Nicholson stated concerns over diminished property values, dangerous road access and that there are other existing commercially-zoned properties available in the area. Curt Nicholson stated this would set a precedent for other commercial uses in the area.

Speaking in rebuttal:

Tommy House, in rebuttal, stated the accidents mentioned were a mile away from the proposed site and that per the D.O.T., the second entrance would be a safer way to access the property. Mr. House further stated he's been there twenty years and has a nice place and wants the proposed site to act as a community center. Mary Pritchard spoke in favor of the request, during rebuttal. Mrs. Pritchard spoke well of Mr. House as a neighbor, that the property is nicely maintained and it will be an upgrade for the area. Additionally, Mrs. Pritchard stated she would be the most affected by the proposal and she is in favor of the request.

Joey Key, in rebuttal, stated that a tire shop still would look a tire shop, that it's not a safe location and that it is not generally a good location for a business. Curt Nicholson stated he and his neighbors have put a lot of hard work into making their properties attractive and that having a tire store adjacent to them would be visually unappealing. Diane Nicholson stated if it was a true community center, then it would be fine but this is a poor location.

Chairman Doyal asked about the current zoning and CDP regulations: The property was rezoned to R-3 approximately 12-14 years ago but never developed. The zoning would stay R-3 and CDP regulations and review would apply to this site. (A. Newell)

Commissioner Powell asked how large the car lot and store site would be:
Approximately three acres for the lot and one acre for the store (T. House).

Commissioner Marshall asked how many cars would be there: Approximately 30-40 (T. House)

A motion to recommend approval of the request to the Board of Commissioners by Commissioner Marshall was seconded by Commissioner Powell and passed unanimously.

VII. First Readings (July 26, 2016) . First readings for the July 26 meeting were read.

VIII. Adjournment . There being no other business, the meeting adjourned at 7:14 PM

Variance Application

Carroll County
423 College Street

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



Date Received: 6/11/16
Received by: JG

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: <u>Benny + Gwen Gunnells</u>
	Address: <u>335 Gum Creek Rd</u> City: <u>Rossville</u> State: <u>GA</u> Zip: <u>30170</u>
	Phone: <u>(706) 854-8335</u> Fax: () - - Email: <u>g.gunnells@bellsouth.net</u>
	Agent Name: <u>N/A</u>
	Address: _____ City: _____ State: _____ Zip: _____
	Phone: () - - Fax: () - - Email: _____
	Owner Name (If different from applicant): <u>N/A</u>
	Address: _____
	Phone: () - - Fax: () - -
<p>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</p>	

CONDITIONAL USE	Project Name: _____
	Variance Location (attach location map): <u>335 Gum Creek Rd Rossville, GA 30170</u>
	Proposed Use: _____
	Total acreage: <u>2 ACRES</u>
	Describe Proposed Variance:
	<u>Split 2 acres from our 8.95 acres and have it deeded separately. The two acres is where our residence is located.</u>

Staff Use Only

Land Lot <u>139</u> of the <u>11</u> District, Carroll County	Tax Map <u>068</u>	Parcel <u>0023</u>
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SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic: *N/A*

Parking: *N/A*

Availability of Public Facilities/Utilities: *N/A*

Other relevant Impacts of the Proposal: *N/A*

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

N/A

Required Materials to Accompany the Application:

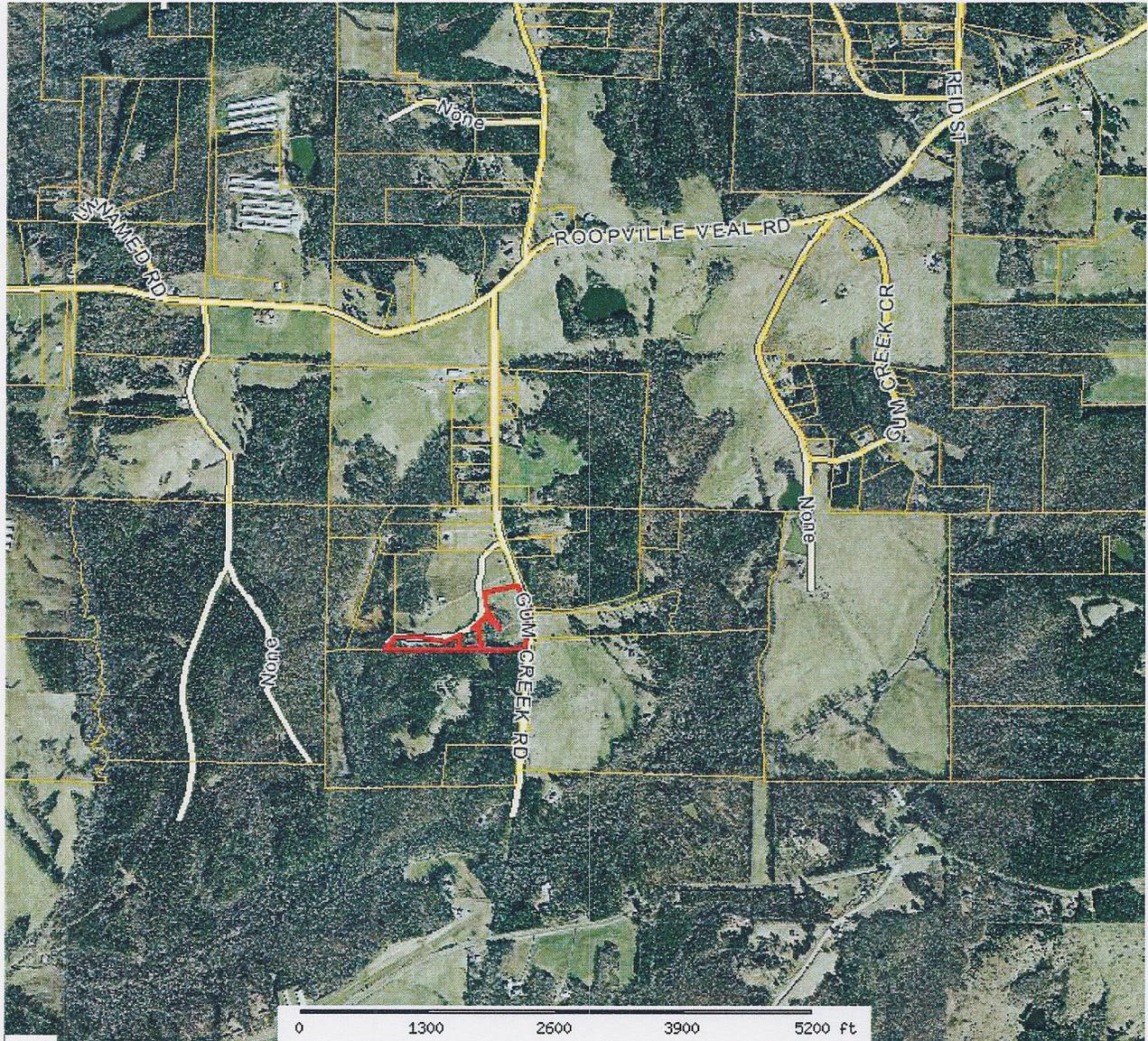
1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required 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-16-07-01*
Filing Fee: *\$ 150*
Pre-Application Conf: *[initials]*
Date Advertised: *6/28/16*
Date Notices Sent: *6/27/16 / 6/30/16*
PC Public Hearing Date: *7/26/16*
BoCC Public Hearing Date: *8/2/16*
Disposition: _____
Approved by Resolution #: _____



Carroll County Assessor			
Parcel: 068 0023 Acres: 8.95			
Name:	GUNNELLS GWEN T & BENNY L (JTRS)	Land Value	\$25,323.00
Site:	335 GUM CRK RD	Building Value	\$95,150.00
Sale:	\$0 on 09-2005 Reason=CD Qual=U	Misc Value	\$1,500.00
Mail:	335 GUM CREEK RD ROOPVILLE, GA 30170	Total Value:	\$121,973.00



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: 06/29/16 : 08:26:32



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales

0 680 1360 2040 2720 ft

Benny/Gwen Gunnells			
Parcel: 068 - 0023 Acres: 8.95			
Name:	GUNNELLS GWEN T & BENNY L (TRS)	Land Value	\$25,329.00
Site:	936 GUM CRK RD	Building Value	\$95,150.00
Sale:	50 on 09-2005 Reason: CD Qualif	Misc Value	\$1,500.00
Mail:	335 GUM CREEK RD, ROOPVILLE, GA 30170	Total Value:	\$121,979.00



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 ACCEPT RESPONSIBILITY FOR ERRORS OR OMISSIONS - THIS IS NOT A SURVEY.

Date printed: 05/29/16 10:43:21

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 BENNY & GWEN GUNNELS
DATE: JULY 18, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 068-0023
Located at 335 Gum Creek Road, Roopville, GA 30170
Commission District 5; Commissioner Jackson

Current Zoning Classification: Agriculture

Proposed Zoning Classification/Use: To remain AG (Agriculture) – The applicant is requesting a Variance and Conditional Use Permit to divide the parcel into two parcels of two acres with the existing house and 6.95 acres for a new house.

Future Land Use/Growth Tiers Designation: Agriculture

Current Property Owner: Benny & Gwen Gunnels

Watershed Location: N/A

Land Use Analysis:

The subject property consists of 8.95 acres and has a house. The request is to divide the property and have two acres with the existing house and have remaining acreage available for a potential new house. Surrounding zonings in the area include: Agriculture and HDDR (Mobile Home Park)

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

Carroll County Public Works

1. Access is via Gum Creek 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 Chattahoochee River

Carroll County Fire Department

1. Fire District 4 is four miles away with a 6-minute response time.

Carroll County Board of Education

1. The nearest schools are Roopville Elementary, Central Middle and Central High School. The rated capacities are RES: 550; CMS, 925; and CHS, 1325.

Carroll County Water Authority

There is an existing 8" water main along this section of Gum Creek Rd., with an Anticipated Static Pressure of 85+/- psi. There is adequate water pressure and availability to sustain daily household use.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

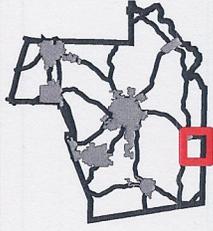
Application: C16-07-01

Applicant: Benny & Gwen Gunnells

Parcel: 068-0023



Carroll County GIS

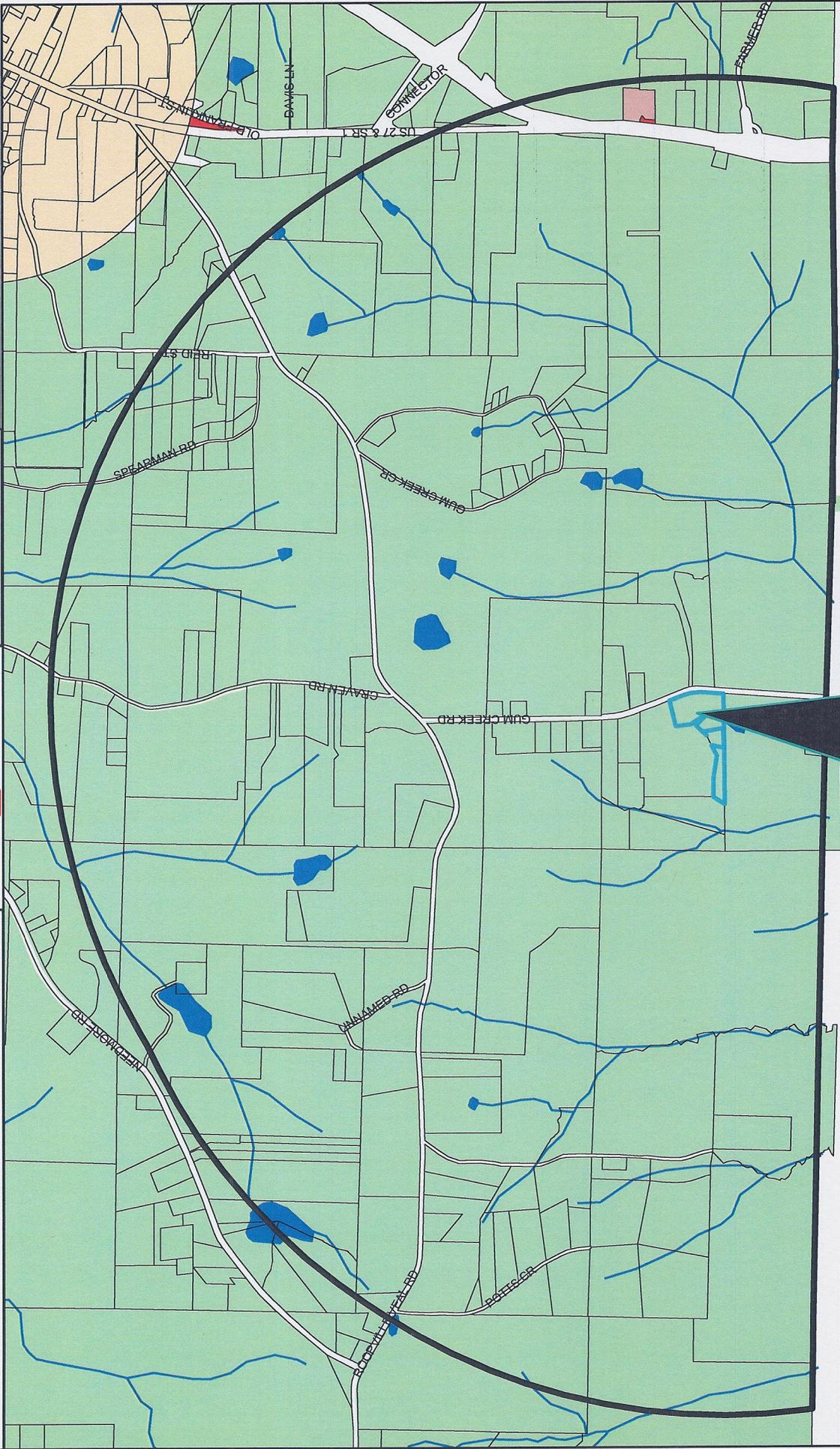


1.5 Mile Radius

Municipal

Bodies of Water

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



Proposed Conditional Use

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 6-16-16
Received by: VW
Paid 350.00 CC

*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: <u>WESTCARE GEORGIA INC.</u> Address: <u>PO BOX 94738</u> City: <u>ASUCAS</u> State: <u>N.V.</u> Zip: <u>89014</u> Phone: <u>702 385 - 2090</u> Fax: <u>702 448 - 8100</u> Email: <u>M.LAURIN@WESTCARE.COM</u> Agent Name: <u>MICHAEL O. LAURIN</u> Address: <u>1711 WHITNEY MESA DR.</u> City: <u>HENDERSON</u> State: <u>N.V.</u> Zip: <u>89014</u> Phone: <u>702 385 - 2090</u> Fax: <u>702 448 - 8100</u> Email: <u>M.LAURIN@WESTCARE.COM</u> Owner Name (If different from applicant): <u>Honor House LLC</u> Address: <u>2385 Oak Grove Church Rd</u> Phone: <u>(772) 315 - 0787</u> Fax: () - _____ <p style="font-size: small; margin-top: 10px;">(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</p>
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CONDITIONAL USE	Project Name: <u>WESTCARE GEORGIA BOYS FACILITY</u> Conditional Use Location (attach location map): _____ Proposed Use: <u>RESIDENTIAL BOYS TREATMENT AND EDUCATION FACILITY</u> Total acreage: <u>35.4 ACRES</u> Describe Proposed Conditional Use: <u>HOUSING FOR ADOLESCENT BOYS</u> <u>AGES 14 TO 17 FOR LIFE SKILLS TRAINING, EDUCATIONAL</u> <u>RECREATIONAL DEVELOPMENT, SUBSTANCE ABUSE TREATMENT</u> <u>VOCATIONAL SKILLS DEVELOPMENT</u>
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Staff Use Only

Land Lot <u>32</u> of the <u>11</u> District, Carroll County Tax Map <u>92</u> Parcel <u>121</u>

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

N.A.

Parking:

ALL PARKING AVAILBLE ON SITE AT PROPERTY

Availability of Public Facilities/Utilities:

WATER PUBLIC, POWER, PHONE

Other relevant Impacts of the Proposal:

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

PROVIDE NEEDED SERVICES FOR BOYS
AGES 14 TO 17 FOR THE STATE OF GEORGIA.
CHILDREN WILL RECEIVE SERVICES TO
DEVELOP INTO PRODUCTIVE ADULTS.

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-16-07-02
Filing Fee: \$350 ✓
Pre-Application Conf: [initials]
Date Advertised: ~~6/27/16~~ 6/28/16
Date Notices Sent: 6/28/16
PC Public Hearing Date: 7/26/16
BoCC Public Hearing Date: 8/2/16
Disposition:
Approved by Resolution #:

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A _____

MICHAEL O. HAIN, 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 ____ day of _____, _____.

AFFIANT (signature)

Address: 8201 ADLER CIRCLE
NAS DE GAS, N.O.
89149

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

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

Notary Public

My Commission Expires:

Entity: _____
Address: _____

Honor House, LLC authorizes West Care
Georgia Inc. for a conditional use permit
as a boys home at property address
2385 Oak Grove Church Rd Carrollton, GA. 30117

owner signature: Alex Vawtin member
Alex Vawtin

notary: Valerie E. Walker



Uplifting the Human Spirit"

Facts about proposed services at 2385 Oak Grove Church Road, Carrollton, GA

1. WHO IS WESTCARE FOUNDATION, INC.? – A national non-profit organization providing health and human services for adults, children, adolescents, and families for 42 years. WestCare is located in 17 states and 3 U.S. Territories.
2. FOUNDED – 1973. Started program services in Georgia in 2003.
3. SERVICES FOR THIS LOCATION – educational services with substance abuse treatment for boys ages 14 – 17. WestCare will provide 24 hour program monitoring and supervision by professional staff, including a Program Director, Clinical Director, Counselors, Case Managers, Teacher, Recreational Therapist, and other Direct Care Staff.
4. STUDENTS/CHILDREN TO BE SERVED
 - a. Students may be referred to the program by: counselors and therapists; doctors; private referrals from parents, family members, churches, ministers, friends; Georgia Department of Behavioral Health and Developmental Disabilities, Substance Abuse Services.
 - b. Children will be male adolescents who are voluntarily seeking help.
 - c. All students will be carefully screened and assessed by professional staff, prior to being admitted to the program.
 - d. No court-ordered children or any children will be placed against their will. **Children will not be sent from courts or juvenile justice system.**
 - e. Georgia residents.
 - f. Initial census will be 20 students, with possibility of expansion up to 40 students.
5. SECURITY AND SUPERVISION
 - a. Students will be supervised/monitored 24 hours a day by staff.
 - b. High resolution cameras and other electronic security equipment strategically deployed and monitored to include front gate and perimeter of facilities.
 - c. Students in classroom study weekdays 9:00a.m. – 2:30 p.m.
 - d. Individual counseling sessions throughout the day
 - e. Supervised afternoon recreation
 - f. Evenings – Life Skill Groups
 - g. Weekends – on-site activities, supervised trips to local and regional sports activities, educational learning activities, church services.
6. WHY HERE? - The property is IDEAL for a children's treatment program. It is secluded, peaceful and removed from distractions. The quiet, beautiful setting will allow a time for reflection, study and an opportunity to make positive life changes. It is well-suited for development of a therapeutic community between the boys and the

staff. It is also accessible to community activities- ballgames, other athletic and recreational activities, as well as local churches and faith-based programs.

WestCare is committed to maintaining a strong relationship with our neighbors and community partners and will develop a Community Advisory Board to include residents and local officials.

Letters from community stakeholders in other Georgia communities where WestCare programs have located will be presented at the hearing.



ABOUT WESTCARE FOUNDATION

Uplifting the human spirit is a lofty statement for any organization to promote as their objective, especially given the challenging world we live in today. Quality health and human services for individuals, families and communities in need are a priceless resource. With over four decades of experience, WestCare has the necessary expertise to be that resource to the communities we serve.

WestCare, a family of nonprofit organizations, provides a wide spectrum of health and human services in both residential and outpatient environments. Our services include substance abuse and addiction treatment, veterans services, homeless and runaway shelters, domestic violence treatment and prevention, and mental health programs.

We firmly believe in being contributing partners to “uplifting the human spirit” in every community where we are located. We actively seek community participation and involvement. Our mission is to serve people and provide help to those who are suffering, wherever we have the opportunity to do so.

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 WESTCARE OF GEORGIA

DATE: JULY 18, 2016

CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 092-0121
Located at 2385 Oak Grove Church Rd., Carrollton, GA 30117
Commission District 4; Commissioner Morgan

Current Zoning Classification: Agriculture
Proposed Zoning Classification/Use: To remain AG (Agriculture) – The applicant is requesting a Conditional Use Permit to operate a Residential Boys' Treatment and Education Facility.
Future Land Use/Growth Tiers Designation: Agriculture
Current Property Owner: Honor House LLC
Watershed Location: N/A

Land Use Analysis:

The subject property consists of 35.48 acres, more or less. The site contains a facility built to house a previous boys' home, circa 2003/4. The New Hope Boys' Home operated at this site for several years, before closing some years ago. The property has remained unoccupied, since the closing of New Hope. In May 2015, Honor House LLC received a Conditional Use Approval to operate the site as an assisted living facility. That facility did not open. Westcare of Georgia is now requesting to operate the site for a boys' residential treatment center. Initially, there are plans to house 20 boys at the facility with expansion plans to bring that number to 40. Attached in the packet information, you'll find out more in-depth information relating to Westcare and their planned operations for the site.

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

Carroll County Public Works

1. Access is via Oak Grove Church 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 Buffalo Creek
4. Estimated 1 trip per bed with a peak of 3 trips per bed.

Carroll County Fire Department

1. This property is located in the City of Carrollton's Fire Protection District.
2. All fire safety and state requirements must be met, for this type of occupancy. ADA, etc.

Carroll County Board of Education

1. The nearest schools are Central Elementary, Central Middle and Central High School. The rated capacities are CES: 1150; CMS, 925; and CHS, 1325
2. There are currently no mobile classrooms at any of the above-mentioned schools
3. There are no plans for additional classroom construction, in the near term.

Carroll County Water Authority

1. There is an existing 6" water main along this section of Oak Grove Church Road with an anticipated static pressure of 80 +/- psi at tie-in location.
2. The developed can be sustained for daily household use
3. There are no plans for water expansion in the area, at this time.

Additional Comments: All Received Departmental Comments Available Upon Request

 **Carroll County Georgia
Board of Tax Assessors**

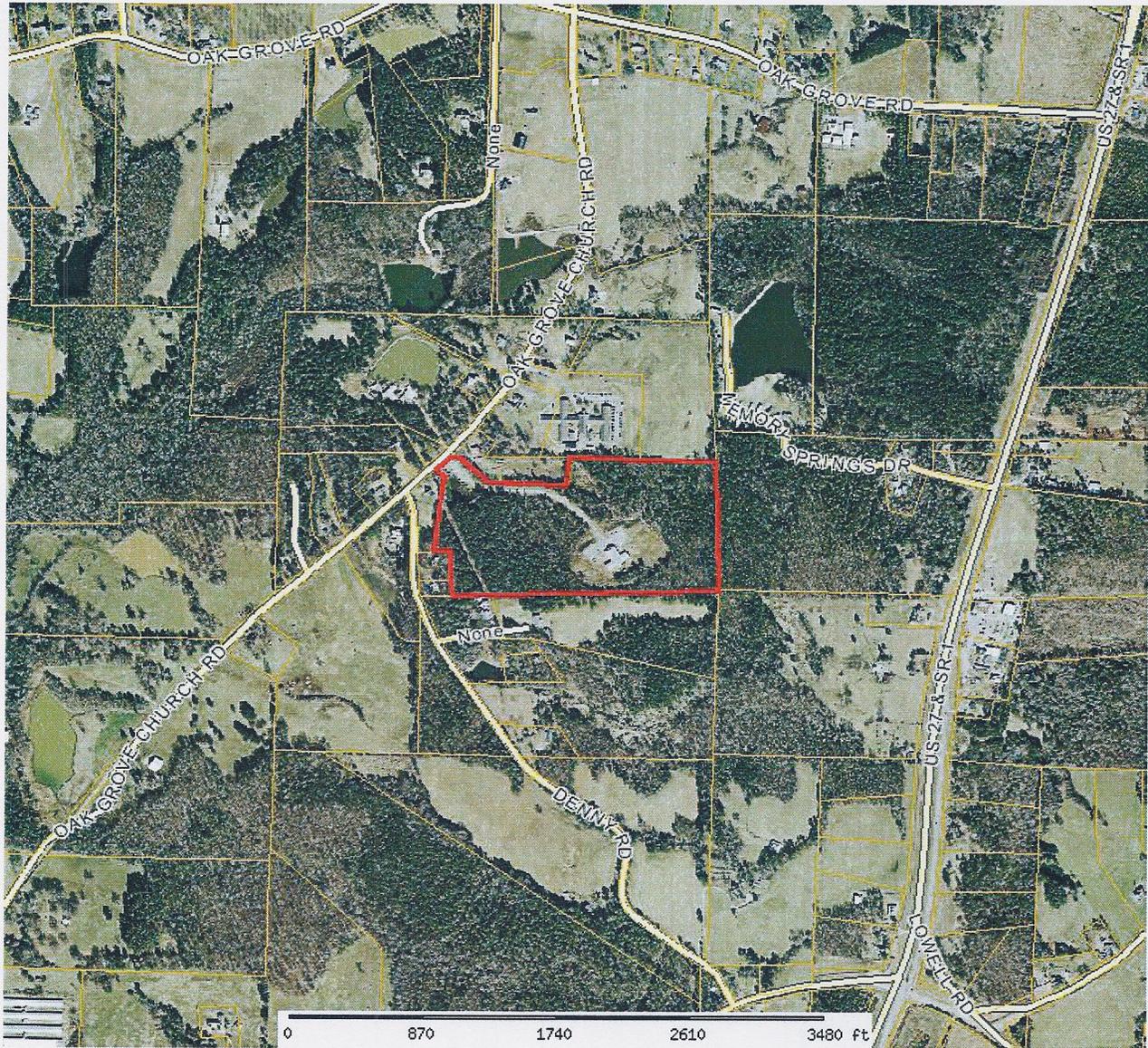
Office of the Tax Assessor
Carroll County Georgia
P O Box 338
Carrollton, GA 30112
Phone: (770) 830-5812
Fax: (770) 830-5810

Building Photo 1



[Close Window](#)

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Carroll County Assessor

Parcel: 092 0121 Acres: 35.48

Name:	HONOR HOUSE LLC	Land Value	\$248,360.00
Site:	2385 OAK GROVE CH RD	Building Value	\$922,362.00
Sale:	\$380,000 on 07-2015 Reason=RR Qual=U	Misc Value	\$0.00
Mail:	5311 SLATER MILL CIR DOUGLASVILLE, GA 30135	Total Value:	\$1,170,722.00



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: 06/27/16 : 11:05:48

July 29, 2005

Mr. Michael Langford
Westcare Georgia
901 4th Street
Stone Mountain, GA 30083

Dear Mr. Langford,

It has come to my attention that the contract for children's care services at the Dekalb County Emergency Children's Shelter is up for renewal. I feel that it is important for me to reiterate the outstanding work that has been done by your staff over the past two years and the incredible change that you have made in the neighborhood. In short, the wise decision to partner with Westcare has completely changed the quality of life for everyone involved – the children, the staff, and the neighborhood.

As you will recall, the neighborhood was in chaos and turmoil for years with the old facility, its staff, and its children. After many years of being held hostage by the out of control situation, the neighborhood residents came together in an incredible show of concern for the welfare of the children and for the future outlook of children who would unfortunately find themselves in need of care. The result of that solidarity and the ensuing firestorm of media attention, outside investigation, and scrutiny it caused resulted in the old shelter being demolished. In addition, it created the environment necessary to drastically alter the prevailing attitude about childcare in Dekalb County specifically and the State as a whole.

Mr. Langford, please ensure that this letter finds its way to the proper persons involved in the selection process for the current bid. I cannot express how positive we feel about your direct and caring approach to the care of Dekalb County's children. There is no question that it has been the best thing for all involved and the momentum must not be lost. To make a change in the outsourcing for operating the facility would not only be detrimental to the community, but would be a blow to children who are already in a precarious position in their lives.

Once again, thanks for all that you and your staff do and know that I am always available to assist when appropriate.

Sincerely,



Steve Martin



Juvenile Court
of
The Chattahoochee Judicial Circuit
Chattahoochee, Harris, Marion, Muscogee
Talbot and Taylor Counties

WARNER L. KENNON, Presiding Judge
ANDREW C. DODGEN, Judge
JOEY M. LOUDERMILK, Judge

Government Center (East Wing)
Post Office Box 1340
Columbus, GA 31902-1340
Telephone: 706-653-4289
FAX: 706-653-4288

September 3, 2015

RE: Westcare Boggs

To Whom It May Concern:

I am writing this in support of Westcare Boggs and all of the services that this organization has provided our community over the years. I have personally traveled to Westcare Boggs, twice a month (which is four hours in one direction) just for the superior support and excellent service this facility offers our youth and families. Our organization has utilized Westcare Boggs for approximately 7 years, clear from the other side of the state. Over the years we have sent dozens of youth to Westcare Boggs and most have successfully graduated our program as a result of the treatment that they have received there!

Whenever our staff has visited the campus, we have felt safe and comforted by the welcoming, knowledgeable staff. I find the youth there to be non-violent, growing in mind, body and spirit as they are polite and helpful, assisting us, our new youth, and their parents when we arrive. The process is usually scary and harrowing for the new intakes, but the youth that have already been placed are a huge support, greatly reassuring the youth and parents' that they are making the right decision leaving their children at Westcare Boggs.

Our organization is VERY grateful for the successful treatment our youth has received from Westcare Boggs. We also greatly appreciate the collaboration that we continue to enjoy from the well-informed, compassionate staff employed by Westcare Boggs.

Should you have any questions, please feel free to contact my office at 706-225-3536.

Sincerely,

Erika J. Lockette
Juvenile Drug Court Program Coordinator
Muscogee County Juvenile Drug Court



To: Westcare of Georgia

From: Aldric Little

January 3, 2014

I wanted to write you this letter to thank you for allowing the Order of the Knights of Pythagoras to participate in your Christmas Celebration with the youth that's enrolled in Westcare Adolescence Center in Keysville, Ga. It was a wonderful experience for our youth to interact with young men their age and share some of the experiences and struggles they have experienced in their life. I found the young men to be very engaging, well mannered and eager to turn their lives in a very positive direction in life.

If at any time you need our assistance, please contact me and we will make arrangements to participate in any effort that's presented to assist you with the young men you assist. Congratulations on a successful program and God bless you and the staff that work with you.

Fraternally,

Aldric O. Little, Asst. State Director Jurisdiction of Georgia

Aug. 13, 2015

To whom this concern,
My name is Elaine Vaughn I live at
867 Beaver Run Rd. Stone Mountain Ga.
The West Care Center was my neighbor for
over a year. The center and grounds was
always kept clean, and the staff and kids
was very friendly. The neighbors of
Venable St. and Beaver Run Rd. had
no problems or concerns about the noise
level or kids. Our community grew to
love the kids and the staff. I have
visited the center on many occasions with
no problems. I was once on the advisory
board at the center. Personally miss the
center because it help brought together
for our community

Elaine Vaughn

President of the Stone
Mountain Civic Club



Michael Langford,
Regional Vice President,
WestCare Georgia
827 Pryor St SW
Atlanta, GA 30315

Dear Mr. Langford,

As Chief of Police for the Stone Mountain area, I am very pleased and honored to write this letter of support and encouragement on behalf of WestCare Georgia which is a non-profit agency working to improve the lives of children, youth and families.

WestCare Georgia was incorporated and came to the Stone Mountain area in 2003 to provide residential care and treatment services to children in the child protective services system by the Georgia Department of Children and Families. I can recall that initially the neighbors and surrounding community members had concerns about this new venture within "their back yards" mostly due to not fully understanding what services would be provided at the site and how it would impact our community. WestCare Georgia's leadership worked tirelessly with community residents, the local civic association and developed a Neighborhood Advisory Council to address any and all concerns raised. The Advisory Council met on a consistent basis until there was so much satisfaction with the relationships and the work that was undertaken collectively, that there was no longer a need to do so.

WestCare Georgia was a very good neighbor and a good steward of our area's reputation. During some of our meetings, action items were determined and WestCare Georgia always followed through with what they had committed to do. We consistently discussed the issues around fear of crime increasing and I am very pleased to say that our fears did not materialize. WestCare remained a provider of the same services and good neighbors until state budget cuts resulted in the closure of the program.

I encourage you to look favorably upon this organization and the work they are trying to do with our youth of the future.

Sincerely,

Chief Chancey Troutman,
Stone Mountain Police Department

September 3, 2015

To whom it may concern:

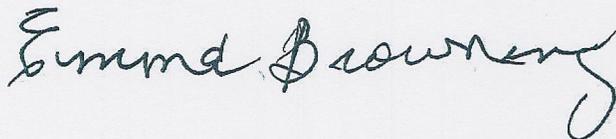
I am Ms. Emma Browning and have been living here in a part of Stone Mountain that is known as Sherman Town for forty four (44) years.

WestCare Georgia ran the Dekalb County Children Center, which was directly in front of my home. While WestCare was our neighbor, the staff was very courteous to me and my family.

WestCare was very good for our community and we miss them dearly.

Respectfully,

Emma Browning

A handwritten signature in black ink that reads "Emma Browning". The signature is written in a cursive style with a large, looped 'E' at the beginning and a long, sweeping tail at the end.

Variance Application

Carroll County
423 College Street

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



Date Received: 6/22/14
Received by: JH

*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: <u>Eric Holland</u> Address: <u>311 Lake Drive</u> City: <u>Villa Rica</u> State: <u>Ga</u> Zip: <u>30180</u> Phone: <u>(706) 364-0249</u> Fax: () - - Email: <u>eric.jack.holland@gmail.com</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: () - - Fax: () - - Email: _____
	Owner Name (If different from applicant): <u>Jack Waldrop</u> Address: <u>324 Carroll Road Villa Rica, GA 30180</u> Phone: <u>(706) 451-5666</u> Fax: () - -
	<p style="font-size: small;"><i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i></p>

CONDITIONAL USE	Project Name: <u>Ledbetter Rd.</u> Variance Location (attach location map): <u>Ledbetter Rd., Villa Rica Parcel 1676033</u> Proposed Use: <u>Build Home</u> Total acreage: <u>108</u>
	Describe Proposed Variance: <p style="font-size: small;">I am requesting a variance to section off approximately 2 acres of this 108 acre tract to build a home for my family. My grandparents own this property and I only need a minimal amount at this time to build on. Also, there will be other heirs to this property and I do not want to adversely affect them.</p>
	_____ _____ _____
	_____ _____ _____

Staff Use Only

Land Lot <u>221e</u> of the <u>2</u> District, Carroll County	Tax Map <u>107</u>	Parcel <u>0033</u>
---	--------------------	--------------------

C-16-07-03

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic: *N/A*

Parking: *None*

Availability of Public Facilities/Utilities: *Would need water, gas, electrical*

Other relevant Impacts of the Proposal:

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

Increase property tax income for the county.

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: *4-16-07-03*
Filing Fee: *✓ \$150*
Pre-Application Conf: *✓ [Signature]*
Date Advertised: *6/28/16*
Date Notices Sent: *6/27-30/16*
PC Public Hearing Date: *7/20/16*
BoCC Public Hearing Date: *8/2/16*
Disposition: _____
Approved by Resolution #: _____

Sketch of Property

Please check:

CONVENTIONAL

MANUFACTURED HOME

COMMERCIAL

ACCESSORY BUILDING OR ADDITIONS

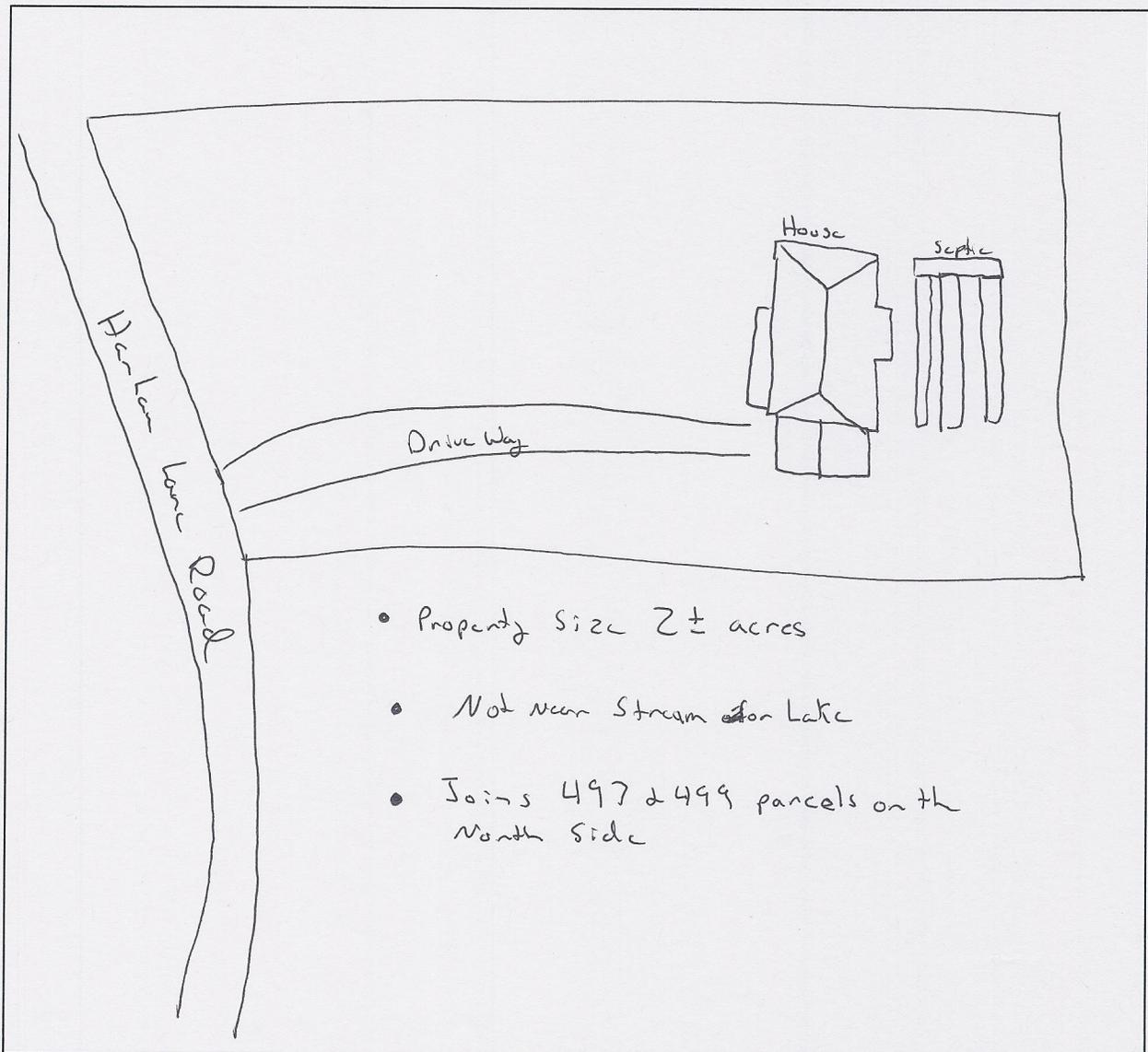
OTHER: _____

- ⇒ 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: None

Describe the type of structure that you plan to build: Single Family Home

Is this a Multiple Road Frontage Lot: No



Variance

Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

(Please type or legibly print)

Property Address: Leadbetter Road Parcel Number: 167 0033

Applicant Name: Eric Holland

Address: 311 Lake Drive

City: Village Park State: GA Zip: 30180 Phone: (770) 364-0649

James J. Waldrop (Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

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

This 22 day of June, 2016.

James J. Waldrop
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 22 day
of June, 2016
[Signature]
Notary Public
My Commission Expires:



STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Variance

_____, 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 22 day of June, 2016.

Dorothy W. Hallane
AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 22 day
of June 2016.

[Signature]
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: _____

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: 167 LAND LOT: 226
 PARCEL: SPLIT DISTRICT: 2
 CURRENT PROPERTY OWNER: Waldrop JAMES J.
 PROPERTY OWNER AS OF JANUARY 1ST: 11 11
 APPLICANT (IF DIFFERENT FROM OWNER): _____
 PROJECT ADDRESS: HARLAN LN.
 CITY: Villa Rica, Ga. 30180

SUBDIVISION: _____ LOT #: _____
 ACREAGE: 108.00 PARCEL SPLIT FROM: 167-1033-108.00 SPLIT 2 1/2 AC

CURRENT ZONING CLASSIFICATION	<u>AG</u>	
REQUIRED SETBACKS	FRONT	<u>100' min</u>
	SIDE	<u>15'</u>
	REAR	<u>15'</u>

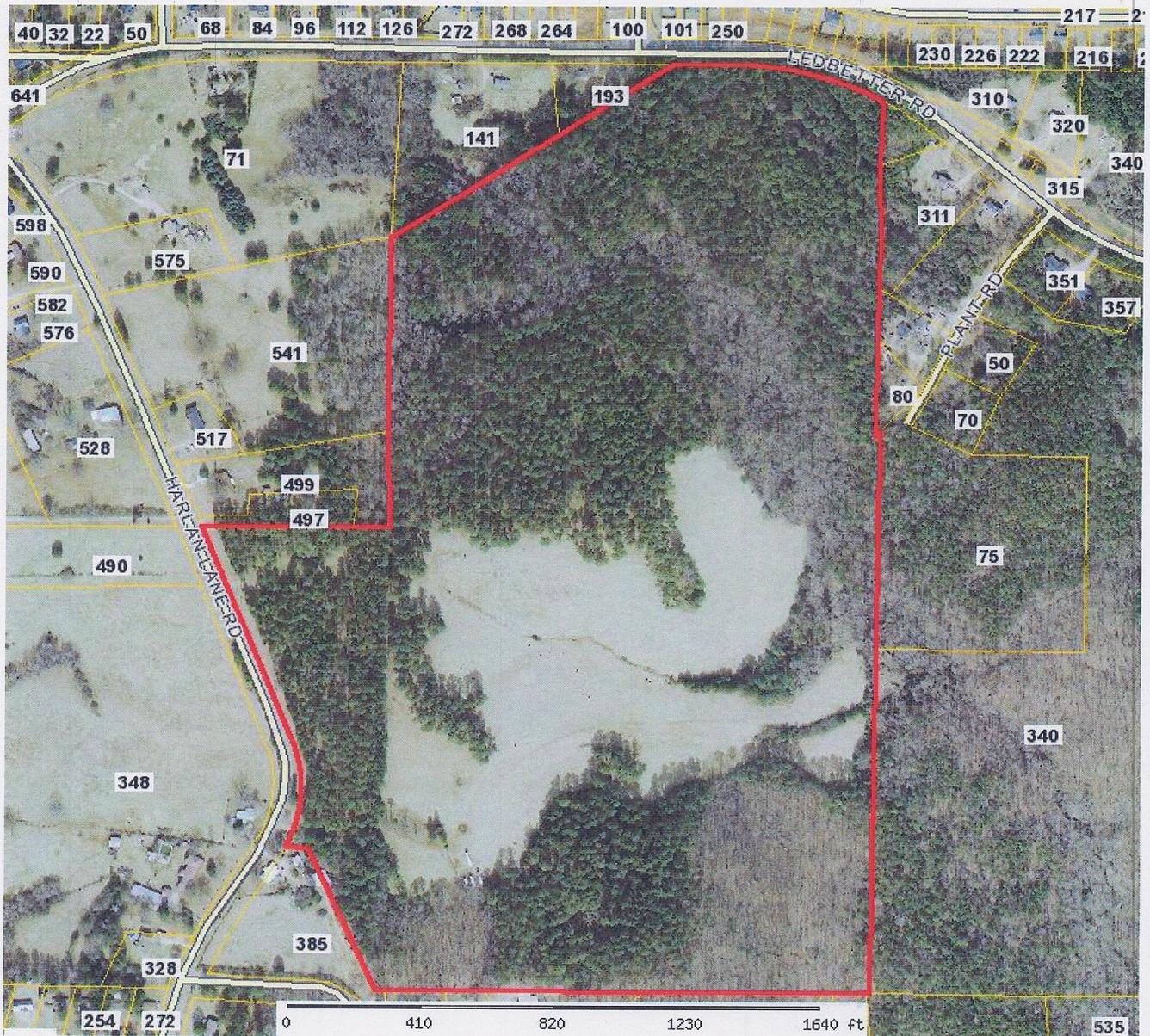
CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST

- 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 Zoning Administrator or Designee: [Signature] Date: 7/19/16

Comments: _____

CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of Zoning Administrator or Designee: _____ Date: _____ Comments: _____



Carroll County Assessor

Parcel: 167 0033 Acres: 108

Name:	WALDROP JAMES J	Land Value	\$189,131.00
Site:	0 LEDBETTER RD	Building Value	\$0.00
Sale:	\$0 on 01-1980 Reason=NM Qual=U	Misc Value	\$0.00
Mail:	324 S CARROLL RD VILLA RICA, GA 30180	Total Value:	\$189,131.00



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 RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/17/16 : 16:44:23

Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezoning, 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.*

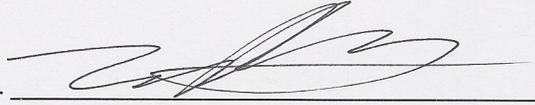
The Planning Commission will hear your request on; 7/26/16 at 6:30 PM

The Board of Commissioners will hear your request on; 8/2/16 at 6:00 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. 

Date. 6/21/16

- * 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 VARIANCE/CONDITIONAL USE PERMIT APPLICATION FILED BY ERIC HOLLAND
DATE: JULY 18, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 167-0033
Located between Ledbetter and Harlan Lane Roads Villa Rica, GA 30180
Commission District 2; Commissioner Anderson

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 acres from a 108-acre tract, in order to build a new house.
Future Land Use/Growth Tiers Designation: Urban Growth
Current Property Owner: Jack Waldrop
Watershed Location: Dog River (Douglas County)

Land Use Analysis:

The subject property consists of 108 acres and is undeveloped. The applicant is requesting a Variance and Conditional Use to divide two acres for the construction of a new home. Surrounding zoning classification in the adjacent area include: R1, R2, R3, R30, Multi-Family Residential, HDDR (Mobile Home Park), Commercial, PUD, Office Institutional and the City Limits of Villa Rica.

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

Carroll County Public Works

1. Access is via Harlan Lane 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 known "state waters" on the property.
3. Water runoff enters into Mud Creek
4. Estimated 9 trips per day with a peak of 1 trip per hour.

Carroll County Fire Department

1. Fire District 9 is three miles away with a 6-minute response time.
2. Driveways must be accessible by fire apparatus.

Carroll County Board of Education

1. The nearest schools are Glanton Hindsman Elementary, Villa Rica Middle and Villa Rica High School. The rated capacities are GHES: 675; VRMS, 600; and VRHS, 1625.

Carroll County Water Authority

1. There is an existing 8" water main along this section of Ledbetter Road and an existing 6" water main along this section of Harlan Lane Rd.
2. The anticipated static pressure at tie-in location is 90 +/- psi.
3. The development can be sustained for household use.
4. There are no plans for water service extension, in this area, at this time.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

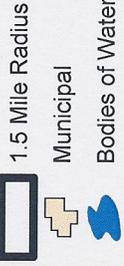
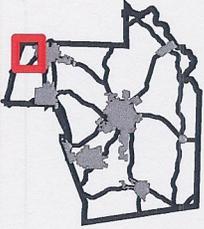
Application: C16-07-03

Applicant: Jamea J. Waldrop/Eric Holland

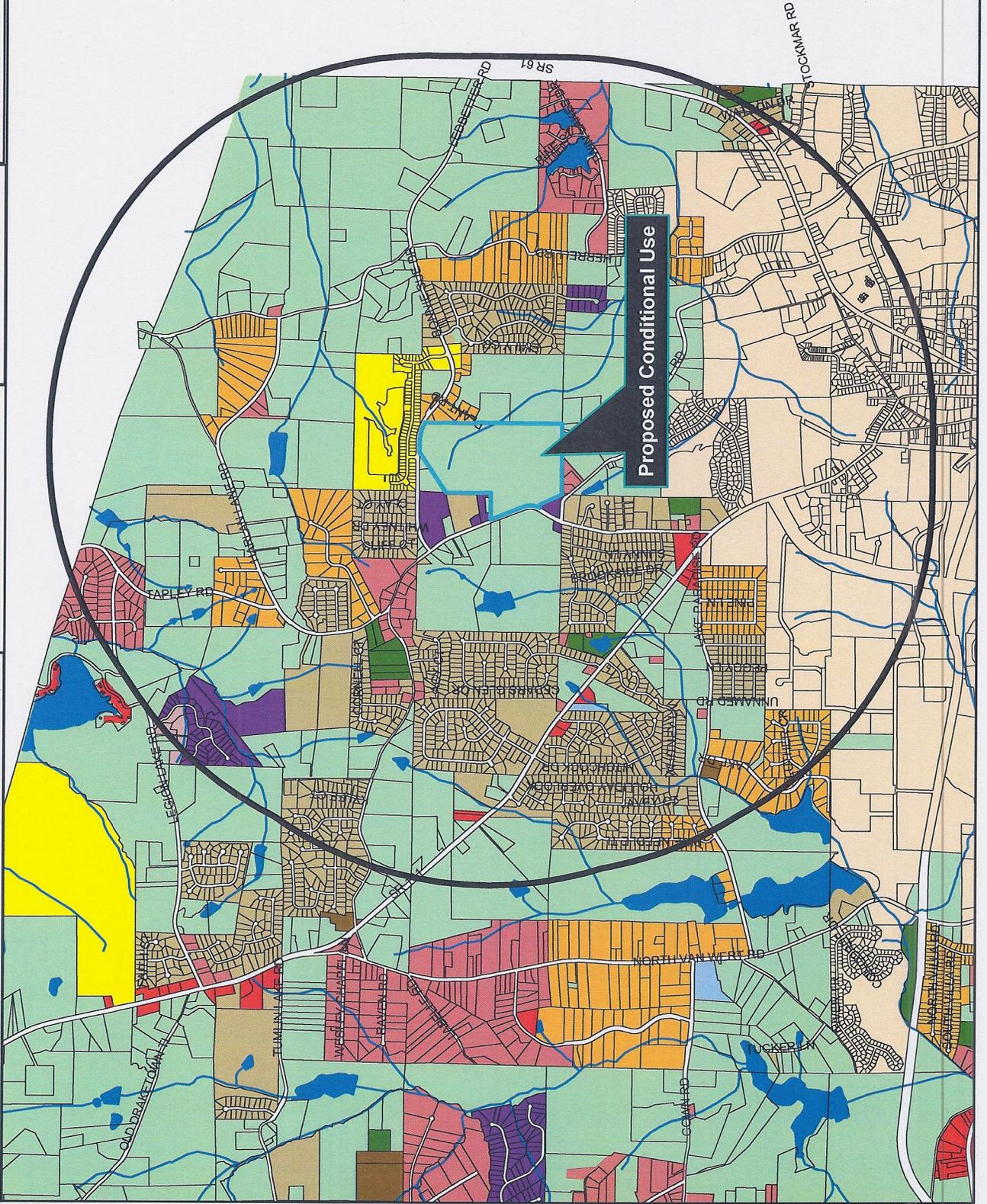
Parcel: 167-0033



Carroll County GIS



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



Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 4/24/16
Received by: [Signature]

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: <u>Elvin Francisco Banegus</u>
	Address: <u>125 Adamson Ave</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: (678) <u>338</u> - <u>0114</u> Fax: () - <u> </u> Email: <u>baneguselvin@yahoo.com</u>
	Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____	
Phone: () - _____ Fax: () - _____ Email: _____	
Owner Name (If different from applicant): <u>Ann Jennings Life Estate</u>	
Address: <u>905 Horsley Mill Rd Carrollton, GA</u>	
Phone: () - _____ Fax: () - _____	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: <u>Banegus JR Repair Shop</u>
	Conditional Use Location (attach location map): <u>905/909 Horsley Mill Rd Carrollton, GA</u>
	Proposed Use: <u>Car Repair Shop</u>
	Total acreage: <u>3.5</u>
	Describe Proposed Conditional Use: <u>Car repair shop in an existing car repair garage building</u>

Staff Use Only

Land Lot <u>1168</u> of the <u>5th</u> District, Carroll County	Tax Map <u>133</u>	Parcel <u>146</u>
--	--------------------	-------------------

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

N/A

Parking:

All available

Availability of Public Facilities/Utilities:

All on-site

Other relevant Impacts of the Proposal:

Was granted a CUP for a shop in October, 2015.

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

Car repair shop in an existing car repair garage building

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-16-07-04
Filing Fee: _____
Pre-Application Conf: AM
Date Advertised: 6/28/16
Date Notices Sent: 6/27-30/16
PC Public Hearing Date: 7/26/16
BoCC Public Hearing Date: 8/2/16
Disposition: _____
Approved by Resolution #: _____

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

*To be completed by Community Development Staff with information from www.carrolltax.com or
to be filled out by Map Room Personnel in Room #414.*

DEPARTMENT STAFF/MAP ROOM OFFICAL: _____

MAP: 133 **LAND LOT:** 148

PARCEL: 146 **DISTRICT:** 5th

CURRENT PROPERTY OWNER: Jennings, Ann (Life Estate)

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: 905/909 Horsley mill Rd

CITY: Carrollton, GA 30116

TELEPHONE # (PRIMARY CONTACT): _____ OWNER BUILDER

EMAIL ADDRESS (PRIMARY CONTACT): _____

SUBDIVISION: _____ **LOT #:** _____

ACREAGE: 3.9 **PARCEL SPLIT FROM:** _____

CURRENT ZONING CLASSIFICATION	<u>AG</u>	
REQUIRED SETBACKS	FRONT	<u>100' cu</u>
	SIDE	<u>15'</u>
	REAR	<u>15'</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 Zoning Administrator or Designee:  **Date:** 6/24/16

Comments: _____

CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of Zoning Administrator or Designee: _____ Date: _____ Comments: _____

Sketch of Property

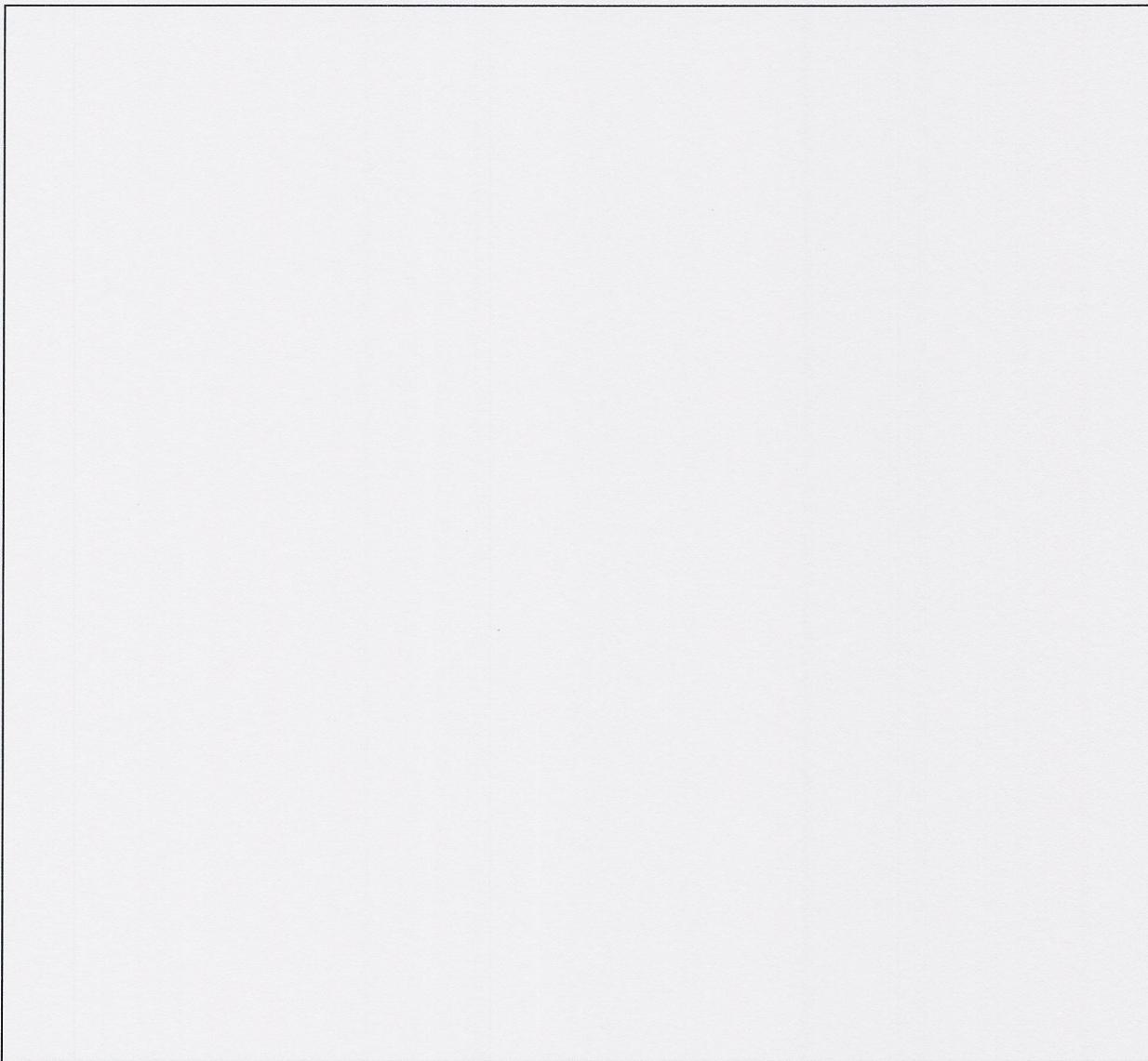
Please check: CONVENTIONAL MANUFACTURED HOME COMMERCIAL
 ACCESSORY BUILDING OR ADDITIONS OTHER: _____

- ⇒ 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: Commercial garage building, I

Describe the type of structure that you plan to build: N/A

Is this a Multiple Road Frontage Lot: No



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: Shop

Describe the type of structure that you plan to build: N/A

Is this a Multiple Road Frontage Lot: No





Carroll County Assessor			
Parcel: 133 0146 Acres: 3.5			
Name:	JENNINGS ANN (LIFE ESTATE)	Land Value	\$29,276.00
Site:	905 HORSLEY MILL RD	Building Value	\$57,526.00
Sale:	\$0 on 06-2007 Reason=LE Qual=U	Misc Value	\$23,626.00
Mail:	905 HORSLEY MILL RD CARROLLTON, GA 30116	Total Value:	\$110,428.00



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: 08/18/15 : 09:44:54

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:

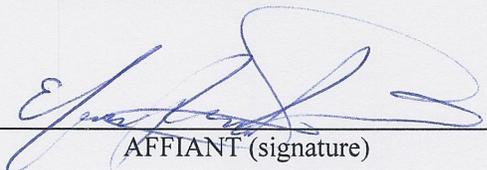
The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, 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 24 day of June, 2016.



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: _____

Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezoning, 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; 7/26/16 at 6:30 PM *Room 501*

The Board of Commissioners will hear your request on; 8/2/16 at 6:30 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. _____

Date. 06/24/16

- * 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.

Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

(Please type or legibly print)

Property Address:

909 Horsley Mill Rd

Applicant Name:

Elvin Banegas

Address:

210 Adams Ave.

City:

Carrollton

State:

GA

Zip:

30117

Phone:

(770) 338-0119

Sara Banegas

(Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

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

This 06 day of 29, 2016.

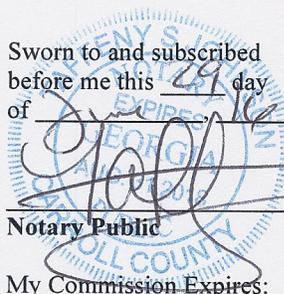
Sara Banegas
AFFIANT (Owner's signature)

Sworn to and subscribed before me this 29 day of 2016.

[Signature]

Notary Public

My Commission Expires:



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 ELVIN BANAGUS

DATE: JULY 18, 2016

CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 168-0146
Located at 905-905 Horsley Mill Rd., Carrollton, GA 30116
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 Car Repair Shop
Future Land Use/Growth Tiers Designation: Urban Growth
Current Property Owner: Ann Jennings, Life Estate
Watershed Location: Little Tallapoosa River

Land Use Analysis:

The property contains 3.5 acres more or less and includes an existing commercial shop building. The property previously operated as Jennings Auto Body Shop for a number of years, until the death of Mr. Jennings. Since the property was grandfathered under the Agriculture zoning, a Conditional Use Permit is required to reopen the shop. Two previous applicants have requested and received approval to operate the shop, in the past several years with the most recent approval being in October 2015.

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

Carroll County Public Works

1. The property is access via Horsley Mill 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. Surface runoff eventually flows into Buffalo Creek.
4. The property is within the Little Tallapoosa Watershed
5. Anticipated traffic generations rates are:
 - a. 3 trips per hour, per 1,000 SF of leasable area.
 - b. 4 trips per hour, per 1,000 SF of leasable area (peak)

Carroll County Fire Department

1. This property is located within the City of Carrollton's Fire Protection District.

Carroll County Board of Education

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

Carroll County Water Authority

This property lies within the City of Carrollton Water Distribution System.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

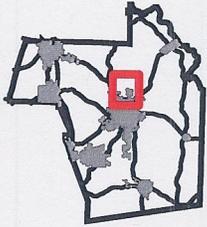
Application: C16-07-04

Applicant: Ann Jennings (Life Estate)/Elvin Banegus

Parcel: 133-0146



Carroll County GIS



1.5 Mile Radius



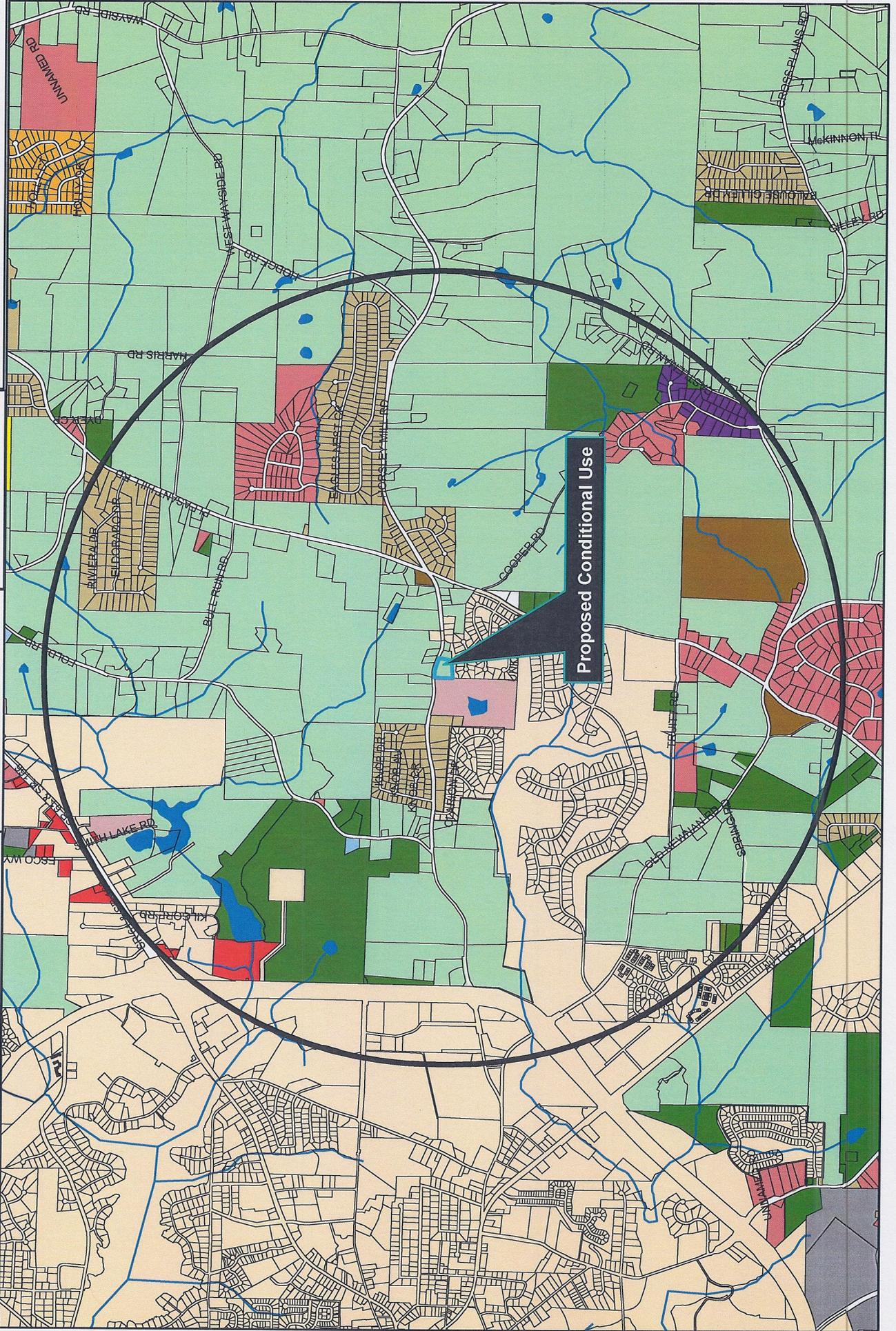
Municipal



Bodies of Water



- | | | |
|------|---------------|-----|
| A | Green circle | R1 |
| C | Red circle | R2 |
| HDDR | Pink circle | R3 |
| I | Grey circle | R30 |
| MFR | Blue circle | MHS |
| MHS | Orange circle | OI |
| OI | Brown circle | PUD |
| PUD | Yellow circle | |



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 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: <u>Roy D. Earnest</u> Address: <u>4194 Arbor Club DR.</u> City: <u>Marietta</u> State: <u>GA</u> Zip: <u>30066</u> Phone: <u>(404) 791-0210</u> Fax: () - - Email: _____
	Agent Name: <u>Mike Mashburn</u> Address: <u>850 Cedar Street</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: _____ Phone: <u>(770) 367-8956</u> Fax: <u>(770) 836-1618</u> Email: <u>mikemashburn22@gmail.com</u>
	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>Hwy 27 N (TRACT 1-B)</u> Rezoning Location (attach location map): _____ Current Zoning: <u>AGR</u> Proposed Zoning: <u>COMMERCIAL</u> Proposed Use: <u>Auction Machinery Location</u> Total acreage: <u>8.01</u> Describe Proposed Rezoning: (attach additional sheets if necessary) <u>property zoned AGR: asking for commercial</u>
----------	---

STAFF USE ONLY	Land Lot <u>250</u> of the <u>10</u> District, Carroll County Tax Map <u>092</u> Parcel <u>0032</u>
	Date Application Filed: <u>6/21/16</u> County Recipient: <u>[Signature]</u>
	Advertisement Date: _____ Sign Posting to before this date: _____
	Planning Commission First Reading Date: <u>6/28/16</u>
	Planning Commission Hearing Date Scheduled: <u>7/26/16</u> at 6:30 p.m.
	County Commissioners Hearing Date Scheduled: <u>8/2/16</u> at 6:30 p.m.
	Rescheduled Hearing Date, if required: _____ Application No: <u>Z-16-07-01</u>
	Application Withdrawn with/without Prejudice: (please circle) _____ Zoning Personnel: _____ Letter Sent to Applicant: _____ / _____ / _____

REZONING QUESTIONS
CONTINUED

4. 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

5. 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:

Office / Shop only

6. 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.

Roads Borders Hwy 37 North + Railroad

7. 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? N/A How many households during the first year? N/A

8. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide. None

9. 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. Carroll Co Water, CEMC

10. 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.

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: *NONE*

Parking: *NONE*

Availability of Public Facilities/Utilities: *NONE*

Other relevant Impacts of the Proposal

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

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? *No*

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible? Does the applicant know of similarly situated properties, within ½ 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, land is adjacent to Hwy 27 N Bordered by RAILROAD + Commercial Building.

3. 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:

PROPERTY WAS BUT RAILROAD SPLIT THIS OFF

Sketch of Property

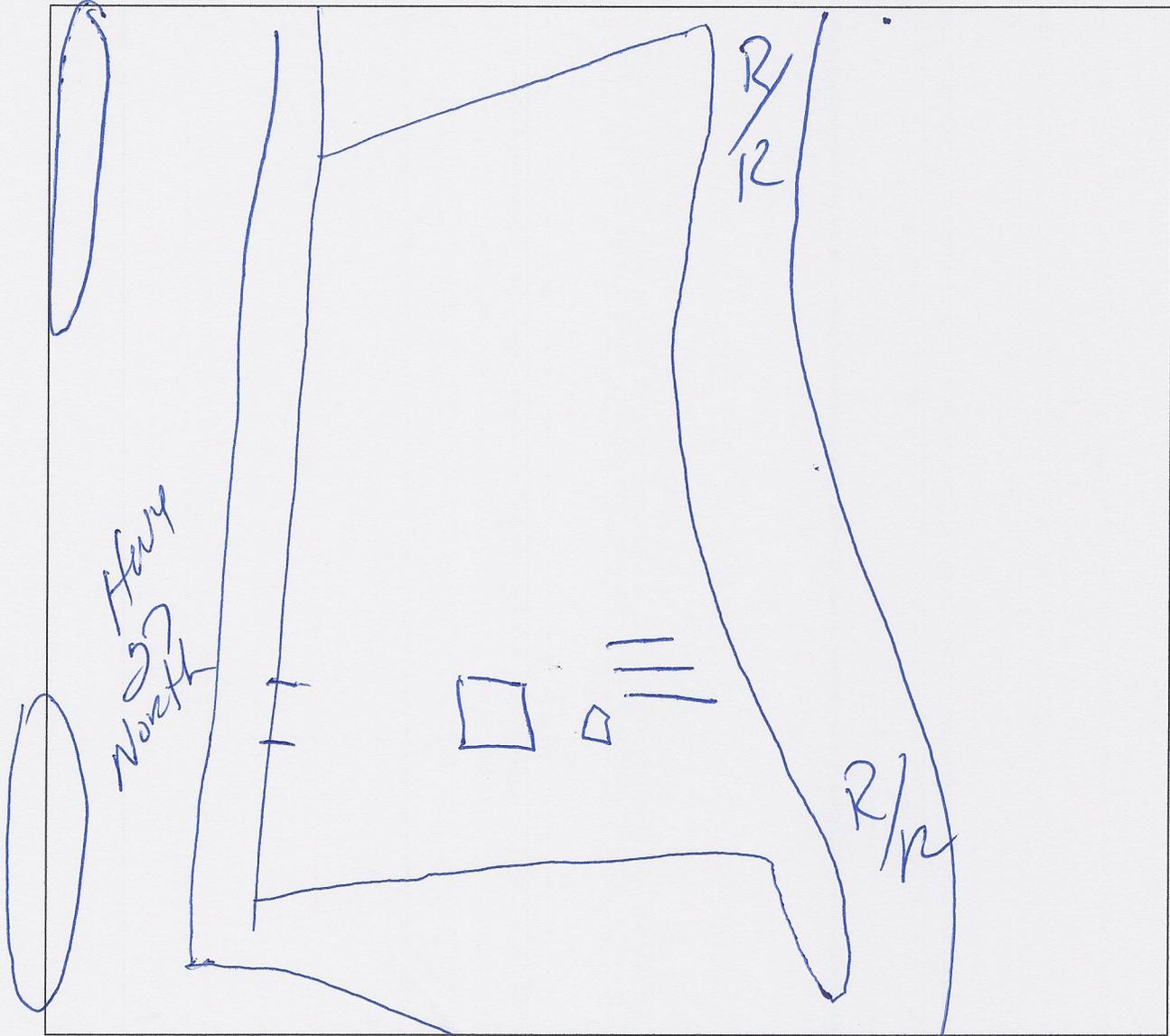
Please check: CONVENTIONAL MANUFACTURED HOME COMMERCIAL
ACCESSORY BUILDING OR ADDITIONS OTHER: _____

- ⇒ 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: Property Vacant

Describe the type of structure that you plan to build: Office / Shop

Is this a Multiple Road Frontage Lot: NO



PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: B.R.

MAP: 072

LAND LOT: 250

PARCEL: 0032

DISTRICT: 10

CURRENT PROPERTY OWNER: EARNEST ROY D + Moore JOAN EARNEST

PROPERTY OWNER AS OF JANUARY 1ST: u u

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: 3500 Hwy 29 N (TRACT 1-B)

CITY: Carrollton Ga. 30117

SUBDIVISION: _____

LOT #: TR-1B

ACREAGE: 8.01

PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION		<u>AG</u>
REQUIRED SETBACKS	FRONT	<u>125' ML</u>
	SIDE	<u>15'</u>
	REAR	<u>15'</u>
CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST		
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification		
Signature of Zoning Administrator or Designee: <u></u>		Date: <u>6/21/10</u>
Comments: _____		
CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of Zoning Administrator or Designee: _____ Date: _____ Comments: _____

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING

Roy D. Earnest, 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 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 21 day of JUNE, 2016.

Roy D. Earnest
AFFIANT (signature)

Address: 4194 ARBOR CLUB DR.
Maritta, GA 30066

Sworn to and subscribed
before me this 21st day
of June, 2016.

Renee D. Deese
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: _____

RENEE D DEESE
NOTARY PUBLIC
CARROLL COUNTY, GEORGIA
My Commission Expires **JANUARY 13, 2017**

Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

(Please type or legibly print)

Property Address: 3500 N. Hwy 27 (TRACT 1-B)

Applicant Name: MIKE MASHBURN Metro WEST REALTY

Address: 850 Cedar St.

City: Carrollton State: GA Zip: 30117 Phone: (770) 367-8956

Roy D. EARNEST (Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

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

This 21 day of June, 2016.

Roy D Earnest
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 21st day
of June, 2016.

Renee D Deese
Notary Public

My Commission Expires:

RENEE D DEESE
NOTARY PUBLIC
CARROLL COUNTY, GEORGIA
My Commission Expires **JANUARY 13, 2017**

Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezoning, 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; 7/26/16 at 6:30 PM

The Board of Commissioners will hear your request on; 8/2/16 at 6:00 PM

The Board of Appeals will hear your request on; N/A at 5:30 PM

IMPORTANT

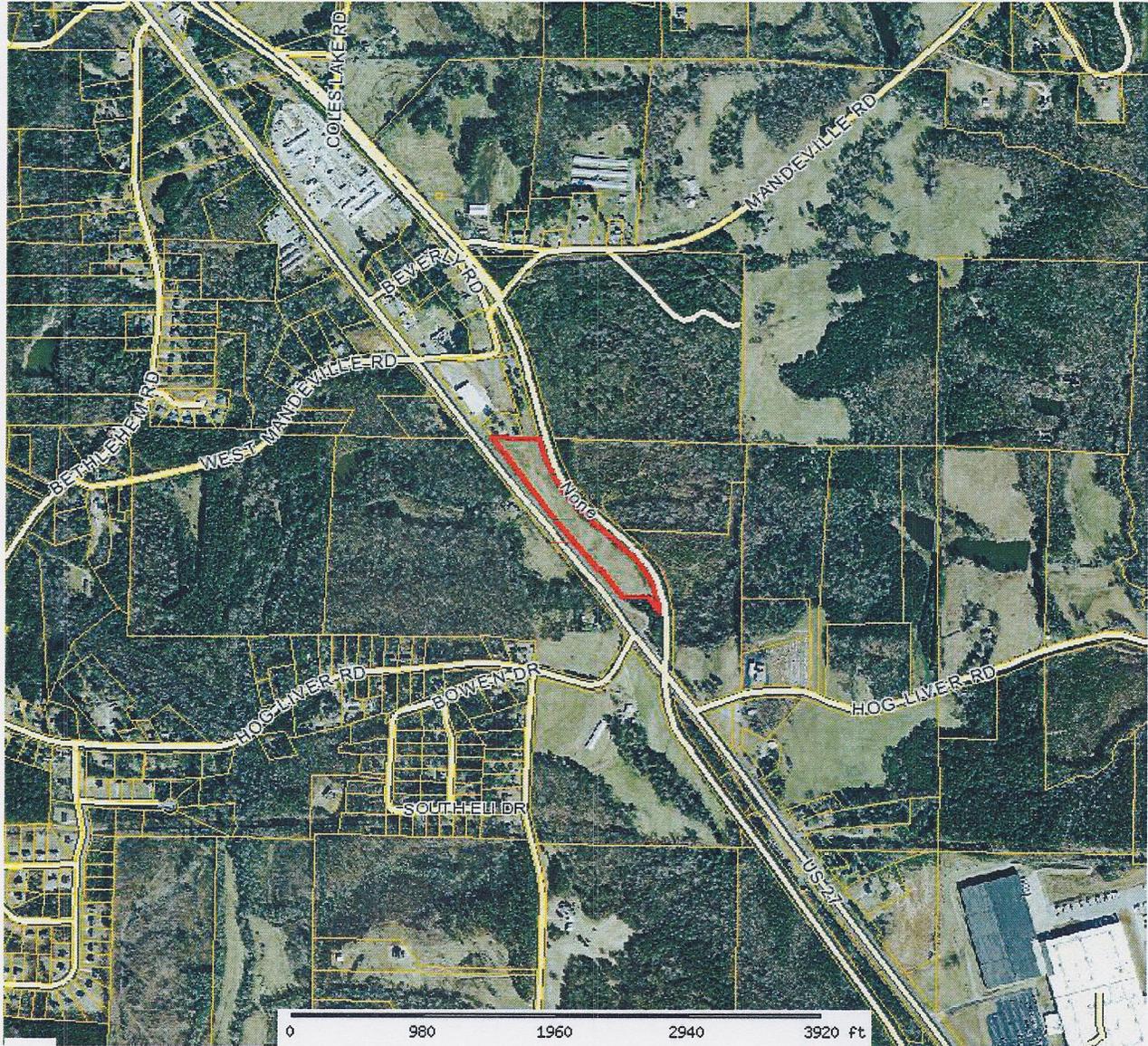
An orange stake shall be placed on the subject property until the zoning sign is affixed. Failure to place and/ or maintain the stake *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to place the stake and maintain its placement until the sign is affixed. 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: _____

Date: _____

M. D. Mable
6/21/16

- * 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 Assessor

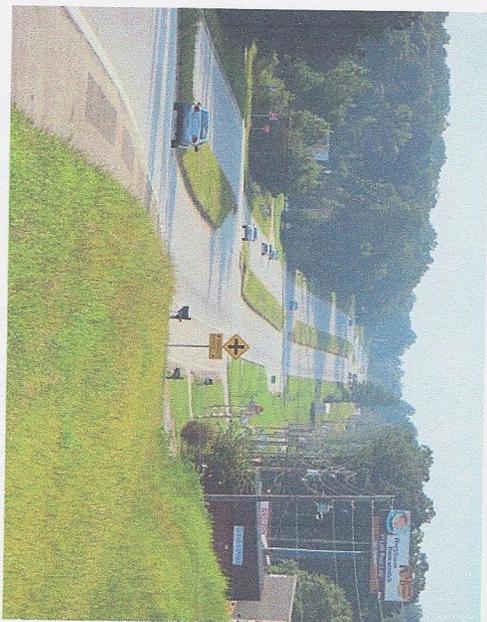
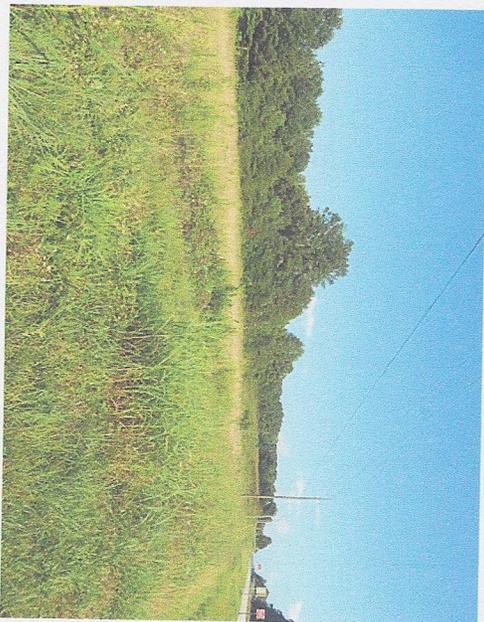
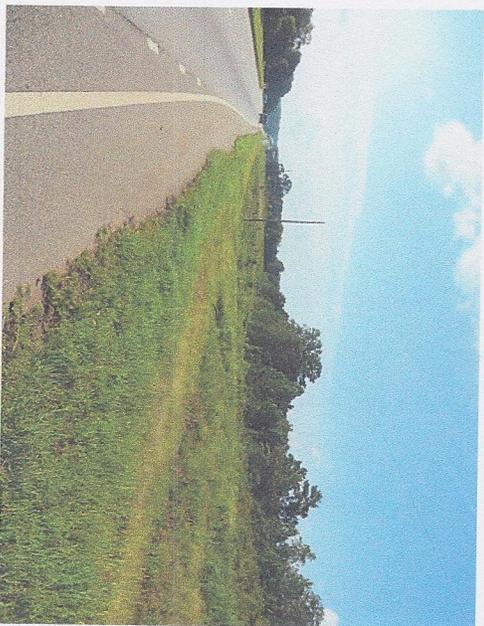
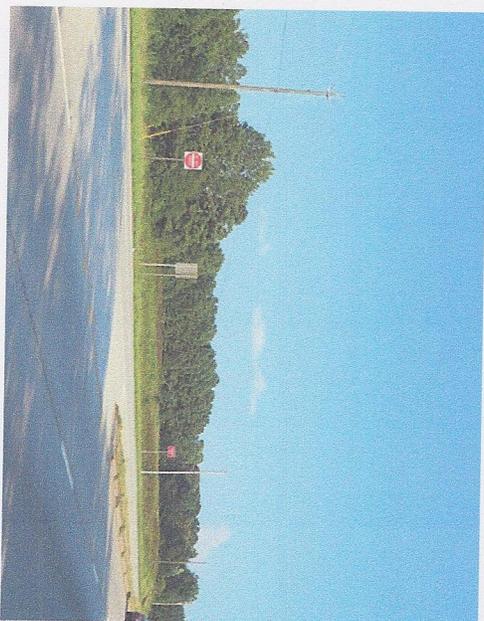
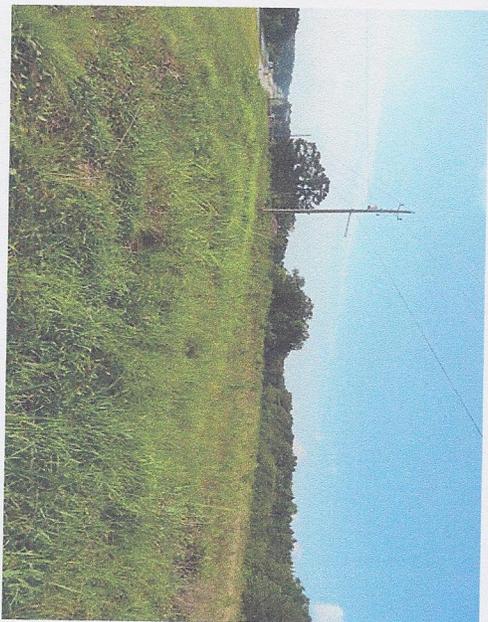
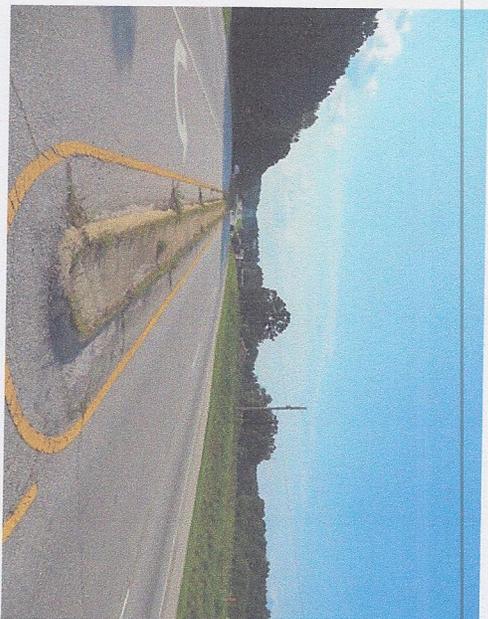
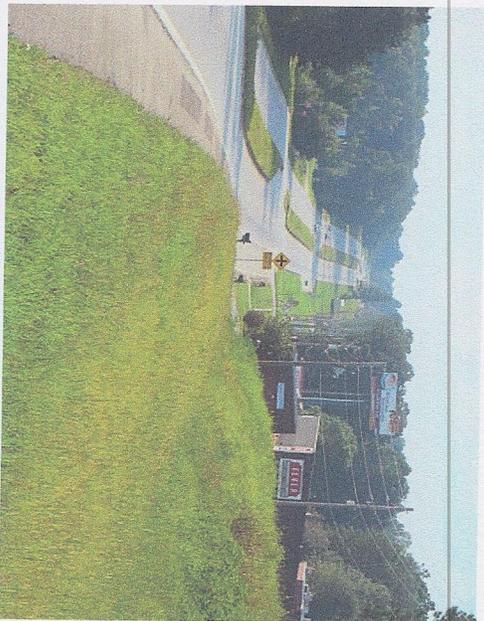
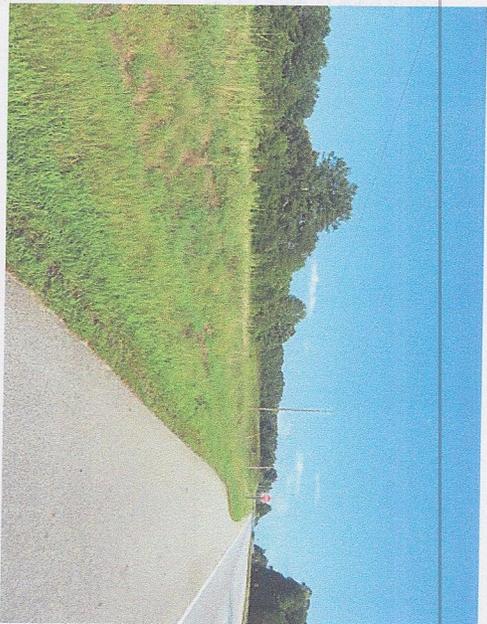
Parcel: 072 0032 Acres: 26.77

Name:	EARNEST ROY D & MOORE JOAN EARNES	Land Value	\$52,126.00
Site:	3500 HWY 27 N	Building Value	\$0.00
Sale:	\$0 on 11-2014 Reason=LA Qual=U	Misc Value	\$0.00
Mail:	4194 ARBOR CLUB DR MARIETTA, GA 30066	Total Value:	\$52,126.00

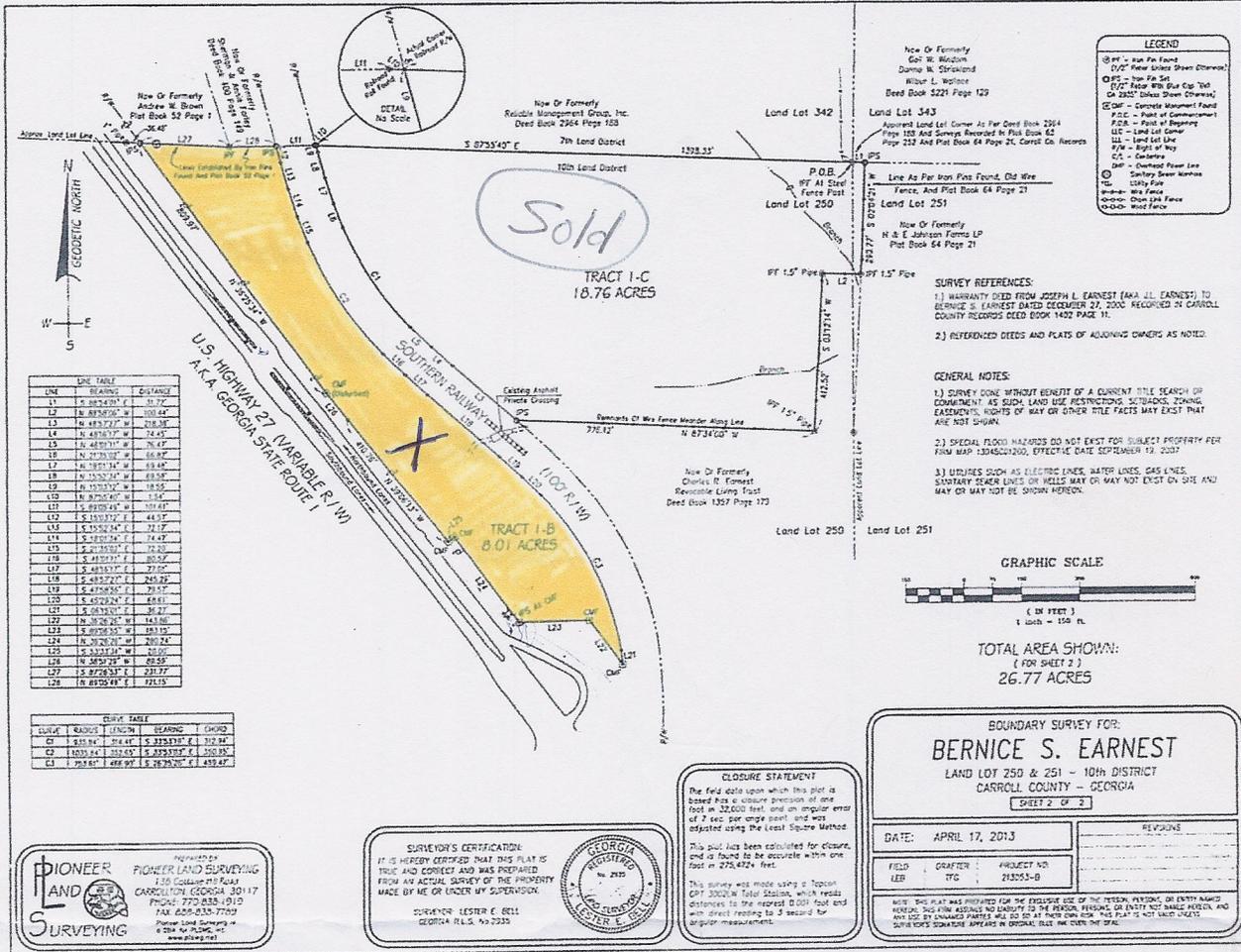


The Carroll County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before 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: 06/27/16 : 15:48:59



PLAT OF TRACT #4



**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 REZONING APPLICATION FILED BY
MIKE MASHBURN

DATE: JULY 18, 2016

CC: BEN SKIPPER, DIRECTOR

Property Information

Commission District 6; George Chambers
Current Zoning Classification: Agriculture
Proposed Zoning Classification: Commercial
Growth Tiers Designation: *Urban Growth*
Future Land Use Designation: *Urban Growth*
Current Property Owner: Roy D. Earnest
Watershed Location: N/A
Tax Map and Parcel #: Map 072 - Parcel 0032
General Location: Located at 3500 N. Hwy 27, Carrollton, GA (see attached Carroll County Zoning Map)

Land Use Analysis:

The subject property consists of 8.01 acres, more or less and is a narrow strip of land bounded by N. Hwy 27 and Southern Railway rights of way. The property is undeveloped and mostly clear of trees. The applicant is proposing to rezone the property to Commercial zoning with the intent of using the property as an equipment auction site. The Highway 27 Corridor generally has commercial uses along both the north and south travels lanes, thus, this use is not out of character for the area. However, the Corridor Development Plan (CDP) will need to be adhered to, regarding building aesthetics, landscaping/buffering, lighting, parking, access etc. A CDP site plan approval will be required, prior to development and operation of the site. Zoning classifications in the general area include: Commercial, Multi-Family Residential, Industrial, Agriculture, R2, HDDR (Mobile Home Park), MHS and the Mt. Zion City Limits.

Staff Recommendation: Approval

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

—

Carroll County Public Works

1. The subject property is accessed via Hwy. 27, a State Rd. G.D.O.T. approvals will be necessary for access.

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.
3. The subject property is not within a designated water supply watershed.
4. Anticipated traffic trip generation rates are an average 20 trips per employee with 15 trips at peak hour.

Carroll County Fire Department

1. Fire District 7 is five miles away with a 7-minute response time.

Carroll County Board of Education

1. The nearest schools are Mt. Zion Elementary, Mt. Zion Middle and Mt. Zion High Schools.
2. The rated capacity at each school is:
 - a. Mt. Zion Elementary 775
 - b. Mt. Zion Middle 400
 - c. Mt. Zion High 500
3. Mt. Zion Elementary is 6.6 miles away; Mt. Zion Middle is 4.9 miles away and Mt. Zion High is 6.7 miles away.
4. There are currently no mobile classrooms in use at the above schools
5. No additional mobile classrooms are projected to be added in the next three years.

Carroll County Water Authority

1. There is an existing 12" water main along the section of Hwy 27 North.
2. The anticipated static pressure at water system tie-in is 45 = +/- psi.
3. The Development can be sustained for daily household use.
4. There are no plans for expansion of the water system, in this area, at this time.

Additional Comments: N/A

All Received Departmental Comments Available Upon Request

