

1. Call To Order
2. Roll Call
3. Minutes
 - 3.1. Planning Commission Minutes, October 25, 2016

Documents:

[OCTOBER MINUTES.PDF](#)

4. Business Session
5. Hearing Procedures
6. Requests
 - 6.1. Perrin Variance/Conditional USe

Documents:

[PERRIN - VARIANCE-CONDITIONAL USE.PDF](#)

- 6.1.i. Tucker Conditional Use/Variance

Documents:

[TUCKER- VARIANCE-CONDITIONAL USE.PDF](#)

- 6.1.i.1. Merrell Conditional Use/Variance

Documents:

[MERRELL - VARIANCE-CONDITIONAL USE.PDF](#)

- 6.1.i.1.1. Verizon Conditional Use/Variance

Documents:

[VERIZON-LINDA LANE CUP AND VARIANCE APPLICATION.PDF](#)

- 6.1.i.1.2. Development Authority- Rezoning And Conditional Use Permit

Documents:

[DEVELOPMENT AUTHORITY - REZONING-CONDITIONAL USE.PDF](#)

7. First Reading

MINUTES

Carroll County Planning Commission

Tuesday, October 25, 2016

6:30 PM

David Perry Administration Building, Room 501

423 College St.

Carrollton, GA

- I. Call to Order . Chairman Doyal called the meeting to order at 6:30 P.M.
- II. Roll Call . The Zoning Administrator called the roll.
Present: Chairman Jerry Doyal
Commissioner Terry Agne
Commissioner Jerry Driver
Commissioner Cassie Marshall
Commissioner Warren Powell
Commissioner Deaidra Wilson
Absent: Vice-Chairman Keith Taylor
- III. Minutes (August 23, 2016 & September 27, 2016)
August 23, 2016 Minutes; unanimously adopted, on a motion by Commissioner Agne and seconded by Commissioner Driver.
September 27, 2016 Minutes; unanimously adopted on, a motion by Commissioner Wilson and seconded by Commissioner Driver.
- IV. Business Session .
 - a. December Meeting cancellation.
- V. Hearing Procedures . Chairman Doyal reviewed the Hearing Procedures; copies of which were available and made part of the Minutes by reference.
- VI. Public Hearing: Zoning Ordinance Text Amendments
 - a. Text Amendments to Zoning Ordinance. 1. Whether “sport shooting and archery ranges (including skeet, trap and sporting clays) ” should be added as a conditional use to Section 8.1.2(d) regarding conditional uses in the Agricultural zoning district as follows:
Athletic fields, commercial recreation areas, including golf driving ranges, swimming pools, private airplane landing fields, sport shooting and archery ranges (including skeet, trap, and sporting clays) , and accessory facilities.

Chairman Doyal opened the Public Hearing.

Speaking were:

John Crosby; 114 Plantation Walk. Mr. Crosby spoke against the Text Amendment with concerns over shooting material and debris.

Carol Hight; 120 Briarwood Drive. Mrs. Hight spoke against the Text Amendment with concerns over the impact on wildlife.

Mr. Powell; spoke against the Text Amendment.

Norman Landrene; Newnan, GA, spoke against the Text Amendment with concerns that further, more in-depth studies on sound, noise, nuisance and other concerns should be addressed, prior to passing a text amendment.

Ted Meeker; Newnan, GA, an attorney representing neighbors against the proposal, stated factors such as housing, sound mitigation, minimum acreage and others should be taken into account, prior to adopting a text amendment.

Brian Jackson, Executive Director of Cottage Landing, spoke against the text amendment with concerns on negative impacts to elderly residents, disruption of their quality of life and that some residents suffer from PTSD.

Mike Miller, 442 Buffalo Creek Road, spoke against the text amendment with concerns with wildlife leaving the area and lead in the shot debris.

Dr. Richard Whitten, 487 Baxter Rd., spoke in favor of the text amendment, stating, he would rather have this proposal over other types of development.

Andrew & Heather Ivester, 410 Buffalo Creek Road, spoke against the text amendment, stating they heard the test shots and it would make their lives unbearable.

Matt Kenerly, 638 Bonner Road, spoke against the text amendment.

Sue Rowlett; Cottage Hill, spoke against the text amendment with concerns of her husband's medical condition in which he has difficulty with sudden noises.

Chairman Doyal closed the Public Hearing.

A motion recommend approval of the text amendment by Commissioner Agne was seconded by Commissioner Marshall and tied with a 3-3 (Agne, Marshall and Doyal in favor; Wilson, Driver and Powell opposed) vote for a no formal recommendation to the Board of Commissioners.

- b. Text Amendments to Zoning Ordinance. 2. Whether a “Conference/Convention Center and Special Events Facility ” should be added as conditional uses in the Commercial zoning district, so that a new subsection c. should be added to the end of Section 8.9.2 regarding conditional uses in the commercial zoning district as follows:
- “ Conference/Convention Center and Special Events Facility ”
“Conference/Convention Center ” shall mean a facility used for conventions, conferences, seminars, product displays, training, recreation activities, and entertainment functions, along with accessory functions including outdoor displays, food and beverage preparation and service for on-premise consumption. The accommodations can include sleeping, eating, and recreation. The site shall be of sufficient size to accommodate or arrange for all off-street parking associated with an individual event.
“Special Events Facility ” shall mean any place kept, used, maintained, Advertised , and held out to the public as a place which serves as a location for special events including, but not limited to, weddings and receptions, anniversary receptions, bar/bat mitzvah receptions, birthday parties, and other such parties, receptions or events. Such facility may include, but not be limited to, reception halls, conference centers, and banquet centers, and shall not include places of worship or restaurants. The conditional use shall also allow catering to take place on-site.

Chairman Doyal opened the Public Hearing.

Speaking were: None

Chairman Doyal closed the Public Hearing.

On a motion by Commissioner Wilson and second by Commissioner Agne, the Planning Commission voted unanimously to recommend approval of the text amendment to the Board of Commissioners.

VII. Requests

C-16-10-05 for a Conditional Use Permit to operate a Sport Shooting & Archery range to include Skeet, Trap, Sporting Clays, Archery and Corporate Event Facility

located off Martin Cemetery Road, Carrollton, GA 30116. Land Lot 61, 10th District Carroll County. Tax Parcel 090-0144. Owner: Stipe Investments LP/Applicant: John Paulk Jr.

John Paulk, 846 Oak Grove Road, spoke in favor of the request. Mr. Paulk stated they'd performed several tests shots and Security Solutions was used to measure the sound. Seventeen tests were performed using 20 and 12 gauge shotguns and he also presented graphics depicting the noise from the gunshots relative to road traffic and other factors currently present in the area. Mr. Paulk referenced the Public Safety Training Center which is adjacent to the University of West Georgia Stadium and other gun ranges in the county. Mr. Paulk also stated the facility could potentially be used by schools in the area for their shooting competitions.

Speaking in opposition was Ted Meeker, Newnan, GA, an attorney representing concerned neighbors.

Leland Gustafson, 109 W. Dunwoody Drive, spoke against the proposal and questioned why it was being considered, since the text amendment did not pass.

Johnny Cochran spoke against the proposal, stating it was contradictory to the Comprehensive Plan and Urban Growth Area for future higher density residential growth.

Ron Cryer, spoke in opposition to the proposal, stating between 120-240 cars could be entering then property and that the Public Safety Training Center had design changes such as berms to protect neighbors, after an accident occurred.

In rebuttal, Mr. Paulk stated shotguns; air rifles and archery would be used at the facility and questioned whether his proposal would have any more impacts on traffic than tournaments at Oak Mountain and Sunset Hills Country Clubs. Mr. Paulk stated it was be a first class facility and that he gave 2,700 feet of right-of-way for the GreenBelt.

In rebuttal, Mr. Cryer played audio of guns being fired to illustrate the potential impacts on neighbors.

A motion to recommend denial of the request to the Board of Commissioner by Commissioner Powell was seconded by Commissioner Wilson and passed by a vote of 4-2 with Commissioners Marshall and Agne opposed.

Z-16-10-01 for a Rezoning from Agriculture to Commercial & a Conditional Use Permit for six acres, more or less, off Martin Cemetery Rd, Carrollton, GA 30116 for Conference and Event Venue Center. Land Lot 61, 10th District Carroll County. Tax Parcel 090-0144. Owner: Stipe Investments LP/Applicant: John Paulk Jr.

John Paulk spoke in favor of the request, stating, he wanted to keep it Agricultural but was informed it had to be commercially zoned. Mr. Paulk stated the conference center would be boon for tourism and the local economy. Mr. Paulk stated the climate-controlled facility would bring in people from all over to the county.

Ted Meeker spoke in opposition to the rezoning request, stating it cause an isolated Commercial-zed parcel in an Agricultural area. Ron Cryer spoke in opposition to the request and referenced the Comprehensive Plan and that elected and appointed officials must take ownership of future development in the county.

In rebuttal, Mr. Paulk stated approvals must be granted; in order for the county grow.

In rebuttal, Mr. Cryer stated future development must be carefully evaluated.

A motion to recommend approval to the Board of Commissioners by Commissioner Agne was seconded by Commissioner Marshall and had a tie vote of 3-3 (Agne, Marshall and Wilson in favor), (Doyal, Powell and Driver opposed), thus, no formal recommendation to the Board of Commissioners.

C-16-10-01 for a Conditional Use Permit and Variance at 1394 Old Draketown Road, Temple, GA 30179, to divide a 1.52-acre parcel from a 20.63-acre Agriculture zoned tract. Land Lot 294, 6th District Carroll County. Tax Parcel 119-0025.

Owner/Applicant: Harvey Culver

Harvey Culver spoke in favor of the request, stating, he wishes to sell the house and 1.52 acres, since his mother has passed. He would retain the remaining property. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Marshall and second by Commissioner Driver passed unanimously.

C-16-10-02 for a Conditional Use Permit to add a Secondary Detached Dwelling Unit in an Agriculture - zoned district at 125 Taylor 's Gin Road, Temple, GA 30179. Land Lot 183, 6th District Carroll County. Tax Parcel 123-0017. Owners: Thomas Leslie & Sandra Jones/Applicant: Jason Jones.

Jason Jones spoke in favor of the request, stating he and his family wants to be closer to his mother-in-law. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Agne was seconded by Commissioner Wilson and passed unanimously.

C-16-10-03 for a Conditional Use and Variance to divide 2 acres for a new home from an 11.02-acre Agriculture zoned tract and also to request a variance to reduce the required minimum square footage from 1,230 to 800 square feet at 738 Little New

York Rd., Whitesburg, GA 30185. Land Lot 12, 4th District Carroll County. Tax Parcel 161-0019. Owner: Donald Carroll/Applicant: Crystal Carroll.

Rita and Crystal Carroll spoke in favor of the request. Crystal Carroll would be the sole person to reside in the home. There was no opposition stated, however, Tom Nichols submitted an email in opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Driver was seconded by Commissioner Powell and passed unanimously.

C-16-10-04 for a Conditional Use Permit to add a Secondary Detached Dwelling at 387 Mt. Olive Rd., Bowdon, GA 30108 and also to request a variance to reduce the required minimum square footage from 1,230 to 900 square feet. Land Lot 228, 9th District Carroll County. Tax Parcel 020-0031. Owners/Applicants: Scottie Wortham & Teresa Allen.

Teresa Allen spoke in favor of the application. Mrs. Allen stated her father and mother, although divorced, get along and she and her siblings want to have them close, in order to be able to look after them. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Agne was seconded by Commissioners Marshall and passed unanimously.

C-16-10-06 for a Conditional Use Permit to add a Secondary Detached Dwelling at 744 Teague Rd. Waco, GA 30182. Land Lot 39, 9th District Carroll County. Tax Parcel 010-0081. Owners/Applicants: Anthony L. & Tracy Harrell

Anthony and Tracy Harrell spoke in favor of the request, stating, this would be a new home for their son. There was no opposition to the request. A motion to recommend approval of the request to the Board of Commissioners by Commissioner Wilson was seconded by Commissioner Driver and passed unanimously.

- VIII. **First Readings.** First readings for November 22, 2016 were announced.
- IX. **Adjournment.** There being no further business, the meeting was adjourned at 8:37 P.M.

Variance Application

Carroll County
423 College Street

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



Date Received: 9/26/16
Received by: [Signature]

*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>Dennis L. & Rachel Perrin</u>
	Address: <u>2500 Northview Drive</u> City: <u>Austell</u> State: <u>GA</u> Zip: <u>30106</u>
	Phone: <u>(770) 948 - 1445</u> Fax: <u>(678) 207 - 2045</u> Email: <u>1dlp@bellsouth.net</u>
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
Phone: () _____ - _____ Fax: () _____ - _____ Email: _____	
Owner Name (If different from applicant): <u>Same</u>	
Address: _____	
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>Perrin Variance</u>
	Variance Location (attach location map): <u>Corner of GA Hwy 166 & Jones Dairy Rd</u>
	Proposed Use: <u>Residential</u>
	Total acreage: <u>5.35</u>
	Describe Proposed Variance: <u>The applicants are requesting to divide a 5.35-acre parcel into two family building lots.</u>

Staff Use Only

Land Lot 11 of the 5th District, Carroll County Tax Map 174 Parcel 0048

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

N/A

Parking:

N/A

Availability of Public Facilities/Utilities:

All on-site

Other relevant Impacts of the Proposal:

Family residential

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

Two family residential lots

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-16-11-01
Filing Fee:
Pre-Application Conf:
Date Advertised: 10/28/16
Date Notices Sent: 10/31/16
PC Public Hearing Date: 11/22/16
BoCC Public Hearing Date: 12/06/16
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 FILED BY DENNIS L. & RACHEL PERRIN
DATE: NOVEMBER 14, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 174-0048
Located at the intersection of Jones Dairy Rd. and GA Hwy 166 East, Carrollton
Current Property Owner: Dennis L. & Rachel Perrin
Commission District 5; Kevin 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 a 5.35-acre parcel into two parcels for family building lots.
Future Land Use/Growth Tiers Designation: S2 Suburban Unsewered
Watershed Location: Wolf Creek (Douglas County)

Land Use Analysis:

The subject property consists of 5.35 acres. The applicants are requesting are requesting to divide the parcel into two building lots, in order to have homes built for themselves and another family member. Carroll County Water Authority Executive Director Matt Windom, has noted that due to the elevation of this property and that the ensuing water pressure would be too low, a private well could be alternate water source. Adjacent zoning classifications in the general are include; Agriculture, Commercial, R-30, R-1, R-2, MHS (Manufactured Home Subdivision) and Industrial.

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

Carroll County Public Works

1. Access is via GA Hwy 166 and Jones Dairy Road; both are suitable to handle 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 Wolf Creek
4. Anticipated Traffic Generation is 10 trips per day with a max of 2 trips per hour.

Carroll County Fire Department

1. Sand Hill Fire Rescue District is Station

Carroll County Board of Education

1. The nearest schools are Sand Hill Elementary, Bay Springs Middle and Villa Rica High School. The rated capacities are SHE: 775; BSM, 925; and VRHS, 1625.

Carroll County Water Authority

1. There is an existing 6" water main along this section of Hwy 166; however, the elevation of the property is too high to serve with potable water, due to the pressure being too low.
2. A private well could be an alternative water source.
3. The development cannot be sustained for household use.

Additional Comments: All Received Departmental Comments Available Upon Request



Carroll County Assessor

Parcel: 174 0048 Acres: 5.35

Name:	PERRIN RACHEL J	Land Value	\$28,738.00
Site:	0 HWY 166 E	Building Value	\$0.00
Sale:	\$0 on 03-2013 Reason=RW Qual=U	Misc Value	\$0.00
Mail:	2500 NORTHVIEW DRIVE AUSTELL, GA 30001	Total Value:	\$28,738.00



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: 10/31/16 : 08:34:45

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL:

MAP: 174 LAND LOT: 11
 PARCEL: 6048 DISTRICT: 5th
 CURRENT PROPERTY OWNER: Perrin, Rachel J.
 PROPERTY OWNER AS OF JANUARY 1ST: _____
 APPLICANT (IF DIFFERENT FROM OWNER): _____
 PROJECT ADDRESS: 166 E
 CITY: Carrollton, GA 30116

SUBDIVISION: _____ LOT #: _____
 ACREAGE: 5.35 PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION	<u>AG</u>
REQUIRED SETBACKS	FRONT <u>125'0"</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: 10/31/16

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

<i>Please check:</i>	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: _____

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; 11/22/16 at 6:30 PM

The Board of Commissioners will hear your request on; 12/06/16 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. David Fern Rachel J. Perrin

Date. 9-26-16

- * 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 _____

_____, 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 26th day of Sept, 2016.

Wendy Jean Rachel Perrier

AFFIANT (signature)

Address: _____

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: _____

Affidavit of Publication

STATE OF GEORGIA)
COUNTY OF CARROLL) SS

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 28, 2016

Publisher's Fee: \$ 50.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 28th day of October 2016.

10-53767

PUBLIC HEARING NOTICE

The Carroll County Planning Commission, and subsequently the Carroll County Board of Commissioners will hear the following request at their regularly scheduled meetings as listed below.

C-16-11-01 for at the corner of GA Hwy. 166 East & Jones Dairy Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 11, 5th District Carroll County. Tax Parcel 174-0048. Owners/Applicants: Dennis L. & Rachel Perrin.

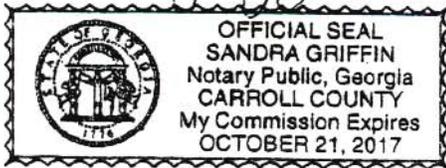
C-16-11-02 off Lowvorn Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 114, 10th District Carroll County. Tax Parcel 042-0151. Owner/Applicant: D. Larry Tucker

C-16-11-03 at 293 Merrell Rd., Carrollton, GA for a Variance and Conditional Use Permit to divide an existing house and approximately 1.2-1.5 acres from a 31.5-acre Agriculturally-zoned parcel. Land Lot 192, 5th District Carroll County. Tax Parcel 136-0055. Owner/Applicant: Joyce Merrell

C-16-11-04 at 1420 Northside Drive, Carrollton, GA for Conditional Use Permit and Variance for the construction of a new telecommunications tower (cell tower) and also to request a Variance to increase the height limitation from 130' to 199'. Land Lot 192, 10th District Carroll County. Tax Parcel 089-0589. Owners: Mark & Susan Stamps/Applicant: Verizon Wireless

Z-16-11-04 & C-16-11-05 off Smyrna Church Rd., Carrollton, GA for a Rezoning from Agricultural to Industrial and also a Conditional Use Permit for a 50.63-acre parcel to create a buffer zone with the potential to construct an airplane hangar. Land Lot 232, 10th District Carroll County. Tax Parcel 072-0036. Owners: Toby Scott Miller & Dianna Michelle Miller/Applicant: Development Authority of Carroll County

Planning Commission: Tuesday, November 22, 2016 6:30 PM. Meeting Room 501, David Perry Administration Building, 423 College Street, Carrollton, GA.
Board of Commissioners: Tuesday, December 6, 2016 6:00 PM. Old Superior Court Room, 3rd Floor, Historic Court House, 323 Newnan Street, Carrollton, GA.
Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact Susan Mabry at (770)830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Courthouse at 323 College Street, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.


Notary Public, Carroll County, Georgia

40048797 40253767

MARY JO SMITH
CARROLL CO CODES
PO Box 338
CARROLLTON, GA 30112

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 10/16/16
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>D. Larry Tucker</u>
	Address: <u>5612 Stewart Woods Dr</u> City: <u>Douglasville</u> State: <u>GA</u> Zip: <u>30135</u>
	Phone: <u>(770) 317 - 7094</u> Fax: () - - Email: <u>dltedt@comcast.net</u>
	Agent Name: <u>N/A</u>
	Address: _____ City: _____ State: _____ Zip: _____
	Phone: () - - Fax: () - - Email: _____
	Owner Name (If different from applicant): _____
	Address: _____
	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>Lovvorn Rd 5 acre divide</u>
	Conditional Use Location (attach location map): _____
	Proposed Use: <u>Single family home</u>
	Total acreage: <u>5.358</u>
	Describe Proposed Conditional Use:
	Our desire is to divide the tract into 2 equal lots of approximately 2.5 acres. We will sell one lot to my sister in law and her husband and we will build on the other lot. We will maintain the woods as a buffer on all sides - we will not clear cut the property.

Staff Use Only

Land Lot 114 of the 10 District, Carroll County Tax Map 42 Parcel 151

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

N/A

Parking:

N/A

Availability of Public Facilities/Utilities:

N/A

Other relevant Impacts of the Proposal:

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

Our desire is to divide the tract into 2 equal lots of approximately 2.5 acres. We will sell one lot to my sister in law and her husband and we will build on the other lot. We will maintain the woods as a buffer on all sides - we will not clear cut the property.

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-116-11-02
Filing Fee: \$ 150
Pre-Application Conf: [initials]
Date Advertised: 10/28/16
Date Notices Sent: 10/28/16
PC Public Hearing Date: 11/22/16
BoCC Public Hearing Date: 12/6/16
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 OFFICIAL: _____ 

MAP: 42 **LAND LOT:** 114

PARCEL: 151 **DISTRICT:** 10th

CURRENT PROPERTY OWNER: D. Larry Tucker

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: Lownon Rd

CITY: Carrollton, GA

TELEPHONE # (PRIMARY CONTACT): _____ OWNER BUILDER

EMAIL ADDRESS (PRIMARY CONTACT): _____

SUBDIVISION: _____ **LOT #:** _____

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

CURRENT ZONING CLASSIFICATION	<u>AG</u>
REQUIRED SETBACKS	FRONT <u>100'</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:** 11/16/16

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

<i>Please check:</i> <input checked="" type="checkbox"/> CONVENTIONAL <input type="checkbox"/> MANUFACTURED HOME <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ACCESSORY BUILDING OR ADDITIONS <input type="checkbox"/> 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: Vacant

Describe the type of structure that you plan to build: 2 homes

Is this a Multiple Road Frontage Lot: NO

SEE ATTACHED PLATS

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 FILED BY D. LARRY TUCKER
DATE: NOVEMBER 14, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 042-0151
Located off Lovvorn Road, Carrollton, GA 30117
Current Property Owner: D. Larry Tucker
Commission District 6; George 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 a 5-acre parcel into two lots, in order to build two houses for themselves and family members. .

Future Land Use/Growth Tiers Designation: Agriculture

Watershed Location: Turkey Creek

Land Use Analysis:

The subject property consists of 5 acres. Mr. Tucker is requesting a Variance and Conditional Use Permit, in order to divide the 5-acre parcel into two lots to be used as building sites for themselves and family members.. Adjacent zoning classifications in the general are include; Agriculture, Commercial, R-30, R-1, R-2, Office-Institutional and the City Limits of Bowdon.

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

Carroll County Public Works

1. Access is via Lovvorn Road which is suitable to handle 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 Turkey Creek
4. Anticipated Traffic Generation is 5 trips per day with a peak of 1 trip per hour.

Carroll County Fire Department

1. Bowdon Fire Rescue District

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

1. There is an existing 10" water main along this section of Lovvorn Rd.
2. The anticipated static pressure at water system tie-in location is 95 +/- psi
3. The development can be sustained for daily household use.
4. There are no plans for water system expansion, in this area.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

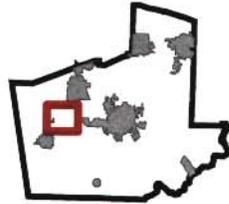
Application: C-16-11-02

Applicant: D. Larry Tucker

Parcel: 042-0151



Carroll County GIS



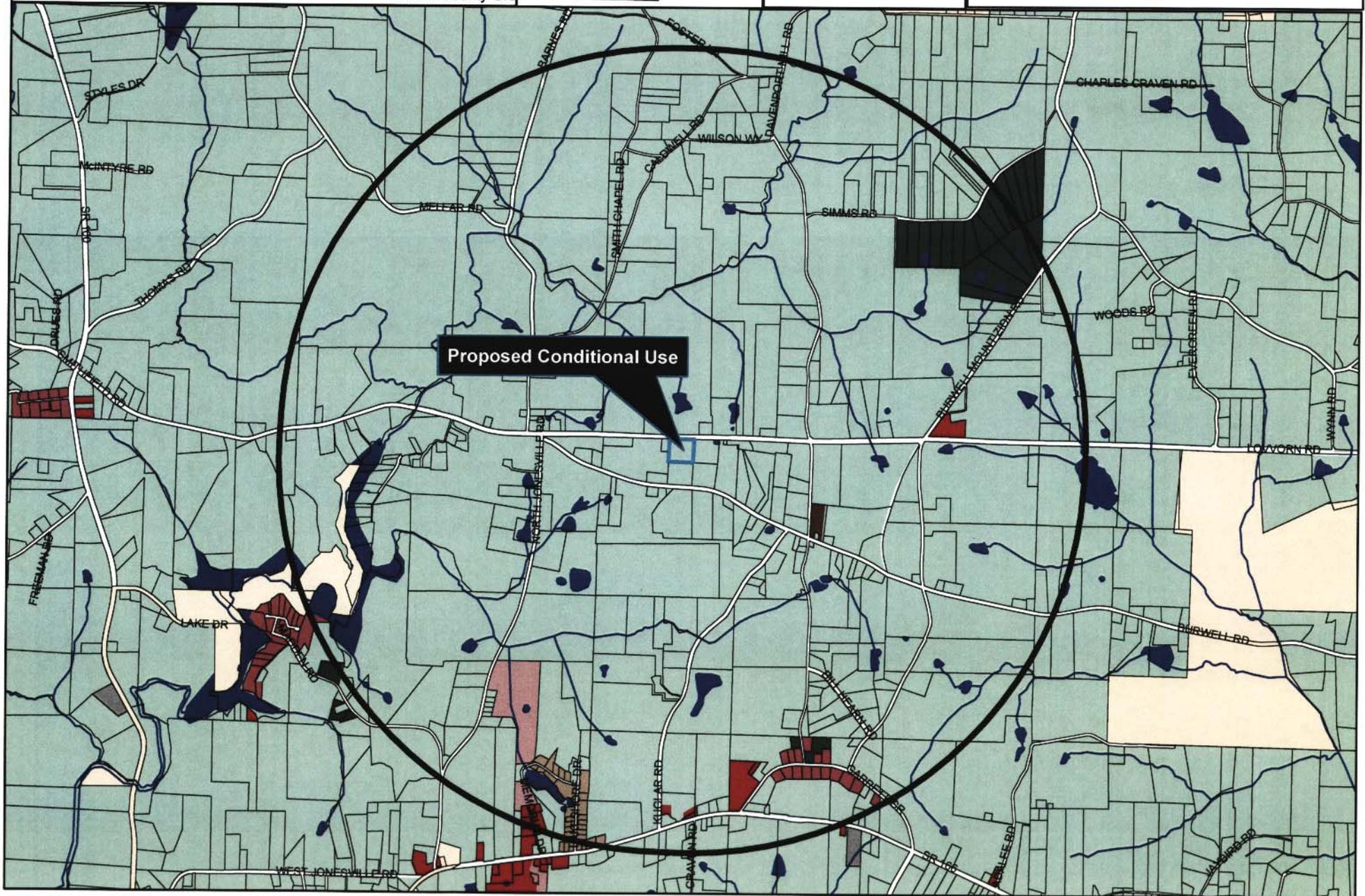
1.5 Mile Radius

Municipal

Bodies of Water

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

Proposed Conditional Use



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 896,999 FEET.

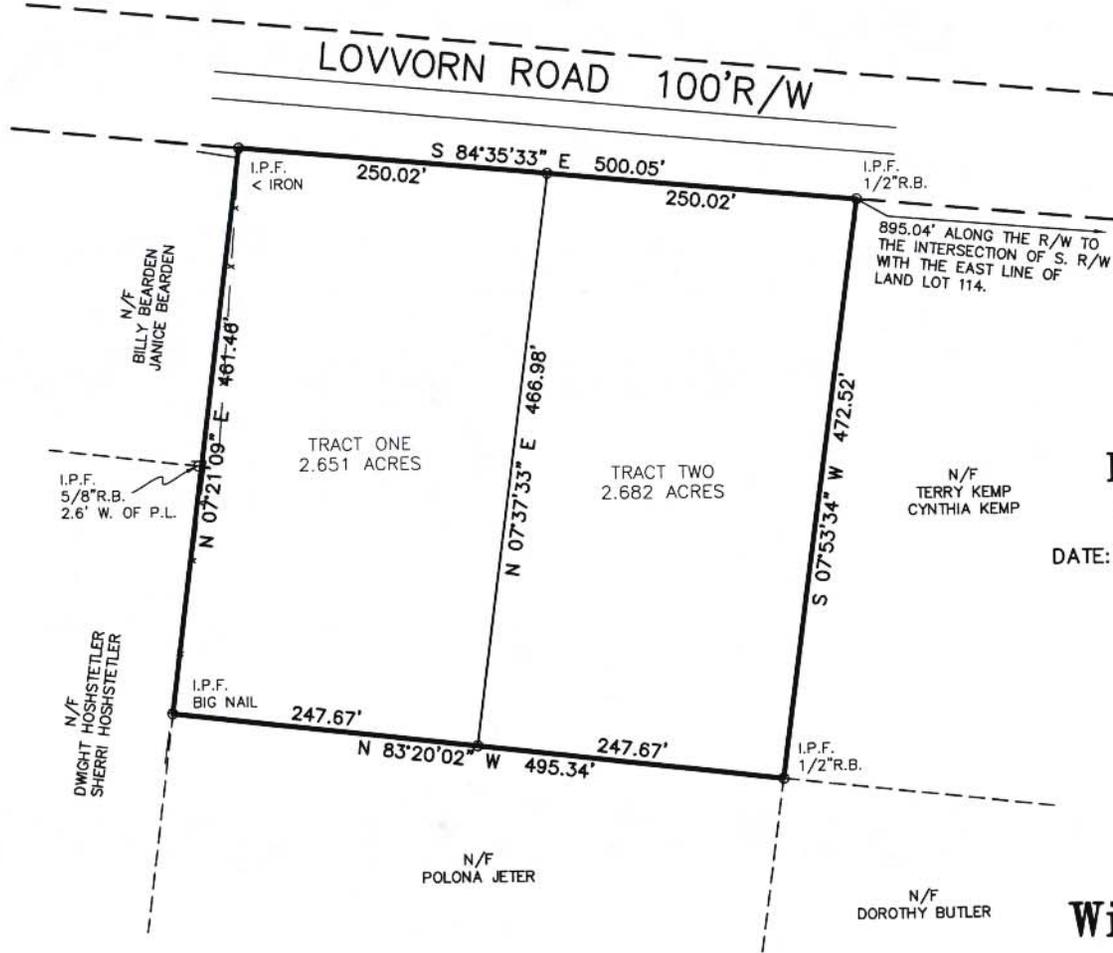
TYPE OF EQUIPMENT USED: SOKKIA SETS30R AND TDS DATA COLLECTOR

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE OPINION.

ALL IRON PINS PLACED (IPP) ARE 1/2" RE-BAR:

REFERENCE:

- P.B. 88 PG. 43
- P.B. 95 PG. 250
- P.B. 88 PG. 45
- P.B. 88 PG. 42
- P.B. 88 PG. 42
- P.B. 69 PG. 160



SURVEY FOR
LARRY TUCKER
 LAND LOT 114, 10th DISTRICT
 CARROLL COUNTY, GEORGIA
 DATE: 5 OCTOBER 2016 SCALE: 1"=100'



Prepared By
William B. Sims
 LAND SURVEYING

LEGEND:

- I.P.F. --- IRON PIN FOUND
- I.P.P. --- IRON PIN PLACED
- O.T. --- OPEN TOP PIPE
- C.T. --- CRIMPED TOP PIPE
- R.B. --- IRON RE-BAR
- ESM'T --- EASEMENT
- X-- FENCE



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; 11/22/16 at 6:30 PM

The Board of Commissioners will hear your request on; 12/6/16 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. [Handwritten Signature]

Date. 10/7/16

- * 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 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 Zoning 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 7 day of October, 2016.

[Signature]
(AFFIANT (signature))

Address: _____

Sworn to and subscribed
before me this 7 day
of Oct., 14.

[Signature]
Notary Public

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

Entity: _____
Address: _____

My Commission Expires:
5-30-2018

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

10-53767
PUBLIC HEARING NOTICE

The Carroll County Planning Commission, and subsequently the Carroll County Board of Commissioners will hear the following request at their regularly scheduled meetings as listed below.

C-16-11-01 for at the corner of GA Hwy. 166 East & Jones Dairy Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 11, 5th District Carroll County. Tax Parcel 174-0048. Owners/Applicants: Dennis L. & Rachel Perrin.

C-16-11-02 off Lovvorn Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 114, 10th District Carroll County. Tax Parcel 042-0151. Owner/Applicant: D. Larry Tucker

C-16-11-03 at 293 Merrell Rd., Carrollton, GA for a Variance and Conditional Use Permit to divide an existing house and approximately 1.2-1.5 acres from a 31.5-acre Agriculturally-zoned parcel. Land Lot 192, 5th District Carroll County. Tax Parcel 136-0055. Owner/Applicant: Joyce Merrell

C-16-11-04 at 1420 Northside Drive, Carrollton, GA for Conditional Use Permit and Variance for the construction of a new telecommunications tower (cell tower) and also to request a Variance to increase the height limitation from 130' to 199'. Land Lot 192, 10th District Carroll County. Tax Parcel 089-0589. Owners: Mark & Susan Stamps/Applicant: Verizon Wireless

Z-16-11-04 & C-16-11-05 off Smyrna Church Rd., Carrollton, GA for a Rezoning from Agricultural to Industrial and also a Conditional Use Permit for a 50.63-acre parcel to create a buffer zone with the potential to construct an airplane hangar. Land Lot 232, 10th District Carroll County. Tax Parcel 072-0036. Owners: Toby Scott Miller & Dianna Michelle Miller/Applicant: Development Authority of Carroll County. Planning Commission: Tuesday, November 22, 2016 6:30 PM. Meeting Room 501, David Perry Administration Building, 423 College Street, Carrollton, GA. Board of Commissioners: Tuesday, December 6, 2016 6:00 PM. Old Superior Court Room, 3rd Floor, Historic Court House, 323 Newnan Street, Carrollton, GA. Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact Susan Mabry at (770)830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Courthouse at 323 College Street, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 28, 2016

Publisher's Fee: \$ 50.00

That said newspaper was regularly issued and circulated on those dates.

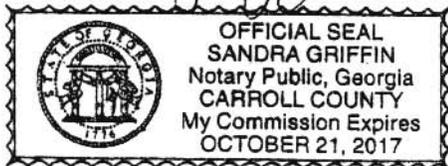
SIGNED:



Subscribed to and sworn to me this 28th day of October 2016.



Notary Public, Carroll County, Georgia



40048797 40253767

MARY JO SMITH
CARROLL CO CODES
PO Box 338
CARROLLTON, GA 30112

Variance Application

Carroll County
423 College Street

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



Date Received: 10/13/16
Received by: [Signature]

*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>Joyce Merrell</u>
	Address: <u>293 Merrell Road</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30116</u>
	Phone: <u>(770) 832 -8319</u> Fax: () - - Email: _____
	Agent Name: <u>Pioneer Land Surveying</u>
	Address: <u>963 Whooping Creek Road</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30116</u>
	Phone: <u>(770) 838 -1919</u> Fax: <u>(888) 838 -7789</u> Email: <u>plswga@gmail.com</u>
	Owner Name (If different from applicant): <u>Joyce & Benjamin Merrell</u>
	Address: <u>same as above</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>Merrell Property</u>
	Variance Location (attach location map): <u>293 Merrell Road</u>
	Proposed Use: <u>residential</u>
	Total acreage: <u>31.5 acres</u>
	Describe Proposed Variance: <u>Joyce & Benjamin Merrell are getting older and are unable to keepup their land. So instead of letting it get grownup they want to sell the majority of their property and just keep the area fenced around the house. This area is approximately 1.2 to 1.5 acres.</u>

Staff Use Only

Land Lot 192 of the 5 District, Carroll County Tax Map 136 Parcel 0055

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

The additional traffic will be minimal.

Parking:

All required parking will be on site.

Availability of Public Facilities/Utilities:

All required utilities are existing.

Other relevant Impacts of the Proposal:

There are no other relevant impacts due to this project.

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

The new owner will build a house on the property. That will be additional tax dollars and the property will continue to be well maintained.

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-116-11-03
Filing Fee: \$ 150
Pre-Application Conf: ✓
Date Advertised: 10/28/16
Date Notices Sent: 10/28/16
PC Public Hearing Date: 11/22/16
BoCC Public Hearing Date: 12/16/16
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 FILED BY JOYCE MERRELL
DATE: NOVEMBER 14, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 136-0055
Located at 293 Merrell Road, Carrollton, GA 30116
Current Property Owner: Joyce Merrell
Commission District 4; Michelle Morgan

Current Zoning Classification: Agriculture
Proposed Zoning Classification/Use: To remain AG (Agriculture) – The applicant is requesting a Variance and Conditional Use Permit to 1.2-1.5 acres with an existing house.
Future Land Use/Growth Tiers Designation: Agriculture
Watershed Location: N/A

Land Use Analysis:

The subject property consists of 31.5 acres and has a house. The Merrells are requesting to divide their home with 1.2-1.5 acres and to sell the remaining acreage, due to not being able to up keep the property at their ages. Adjacent zoning classifications in the general are include; Agriculture, Commercial, R-30, R-1, R-2, R-3 and Industrial.

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

Carroll County Public Works

1. Access is via Merrell Road which is suitable to handle 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- an unnamed tributary to Whooping Creek.
3. Water runoff enters into Whooping Creek
4. No projected change in Anticipated Traffic Generation

Carroll County Fire Department

1. Clem Fire Rescue District

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, 500; and CHS, 1325.

Carroll County Water Authority

1. There is an existing 6" water main along this section of Merrell Rd.
2. The anticipated static pressure at water system tie-in location is 75 +/- psi.
3. The development can be sustained for daily household use.
4. There are no plans for expansion in this area, at this time.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

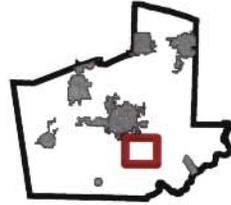
Application: C-16-11-03

Applicant: Joyce Merrell

Parcel: 136-0055



Carroll County GIS



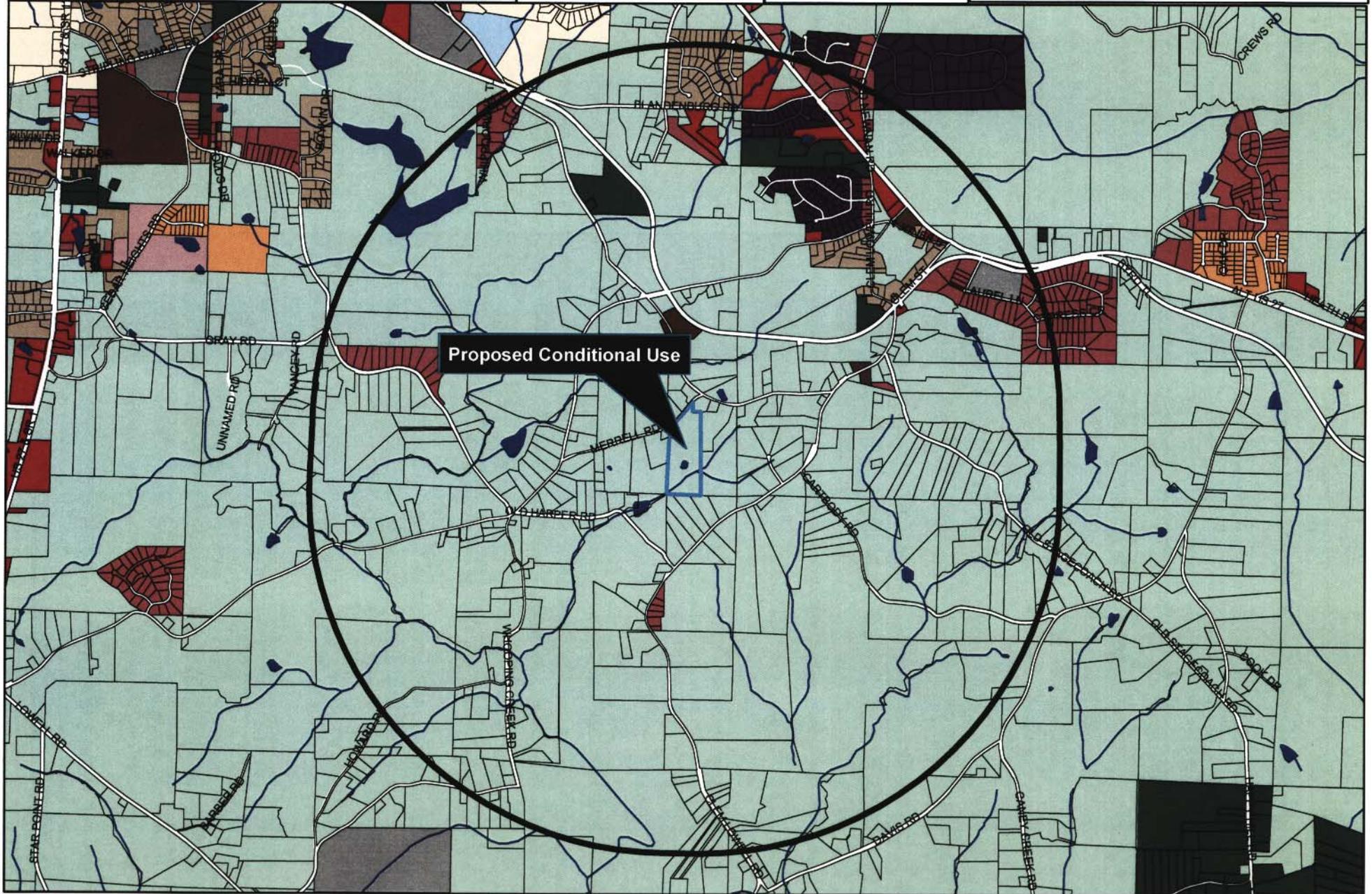
1.5 Mile Radius

Municipal

Bodies of Water

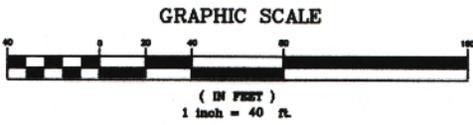
- | | | |
|------|-----|-----|
| A | MFR | R1 |
| C | MHS | R2 |
| HDDR | OI | R3 |
| I | PUD | R30 |

Proposed Conditional Use



- LEGEND**
- ⊙ PF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
 - ⊙ PS - Iron Pin Set (1/2" Rebar With Blue Cap "PLSNC LSP01027" Unless Shown Otherwise)
 - CMF - Concrete Monument Found
 - P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - LLC - Land Lot Corner
 - LLL - Land Lot Line
 - R/W - Right of Way
 - C/L - Centerline
 - HP - Overhead Power Line
 - SSM - Sanitary Sewer Manhole
 - U - Utility Pole
 - +—+— Wire Fence
 - Chain Link Fence
 - Wood Fence

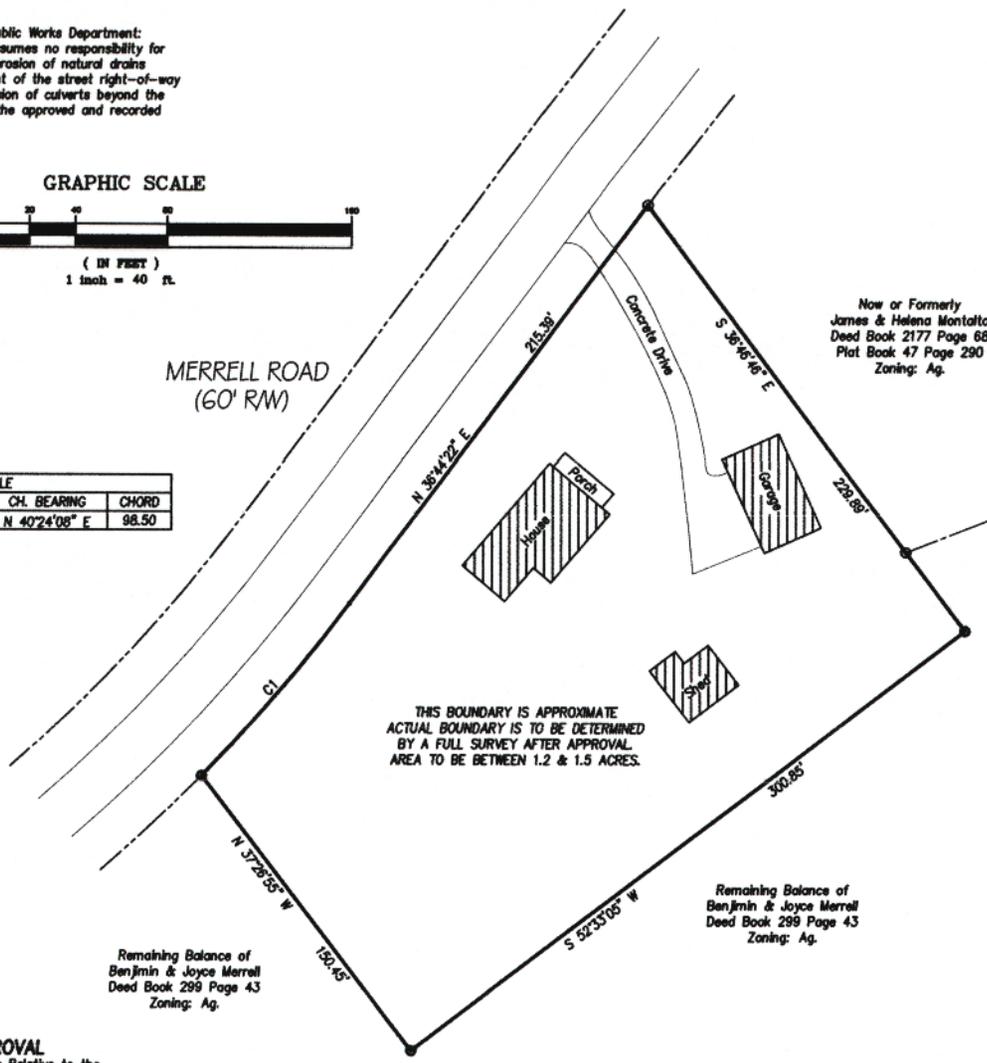
Carroll County Public Works Department:
Carroll County assumes no responsibility for the overflow or erosion of natural drains beyond the extent of the street right-of-way or for the extension of culverts beyond the point shown on the approved and recorded plat.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	
C1	98.57	734.64	N 40°24'08" E	98.50	



(Basis: Carroll Co. GIS)



Now or Formerly
James & Helena Montalto
Deed Book 2177 Page 68
Plat Book 47 Page 290
Zoning: Ag.

Remaining Balance of
Benjamin & Joyce Merrell
Deed Book 299 Page 43
Zoning: Ag.

Remaining Balance of
Benjamin & Joyce Merrell
Deed Book 299 Page 43
Zoning: Ag.

- GENERAL NOTES:**
- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
 - 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C02700, EFFECTIVE DATE SEPTEMBER 19, 2007.
 - 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
 - 4.) THIS PROPERTY IS TO BE SERVED BY A SEPTIC SYSTEM, AND A SEPTIC TANK PERMIT IS REQUIRED PRIOR TO A BUILDING PERMIT.
 - 5.) DATE OF FIELD WORK:

PROPERTY ADDRESS:
293 MERRELL ROAD
CARROLLTON, GEORGIA, 30116

OWNER / SUBDIVIDER:
BENJIMIN & JOYCE MERRELL
293 MERRELL ROAD
CARROLLTON, GEORGIA, 30116
DEED BOOK 299 PAGE 43

TOTAL AREA SHOWN = 1.30 ACRES
Area Remaining After Removing 1.30 Acres: 30.20 Acres
Remaining Area is based on Carroll County Tax Records
TAX MAP 136 PARCEL 0055
CURRENT ZONING = AG
MINIMUM LOT SIZE = 174,240 Sq. Ft.
TOTAL NUMBER OF LOTS = 2
Quad Map = CARROLLTON
Watershed = WHOOPING CREEK

CERTIFICATE OF FINAL PLAT APPROVAL
All Requirements of the Carroll County Subdivision Regulations Relative to the Preparation and Submission of a Final Plat having been fulfilled, Approval by this Plat is Hereby Granted, Subject to Further Provisions Said Subdivision Regulations, and the Plat has Fully Complied with the Carroll County Zoning Resolution, and the Conditions of Zoning Approval have been met.

_____ Date of Approval
_____ Director, Community Development Dept.

SAFE DAMS CERTIFICATE:
I here by certify that this property is not down stream of a Category II Dam.
By _____
Lester E. Bull, Co. RLS # 2935

CLOSURE STATEMENT
The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet, and an angular error of 5 sec. per angle point, and was adjusted using the Least Square Method.
This plat has been calculated for closure, and is found to be accurate within one foot in 100,000 feet.
This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.005 foot and with direct reading to 3 seconds for angular measurement.

FINAL EXEMPTION PLAT:
BENJIMIN MERRELL & JOYCE MERRELL
LAND LOT 192 - 5th DISTRICT - CARROLL COUNTY - GEORGIA

DATE: OCTOBER 10, 2016	REVISIONS
FIELD TFG	DRAFTER LEB
PROJECT NO. 216202	

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE SEAL.

PREPARED BY:
PIONEER LAND SURVEYING
963 WHOOPING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
FAX: 888-838-7789
Pioneer Land Surveying is a DBA for PLSWC, Inc.
www.plswg.net

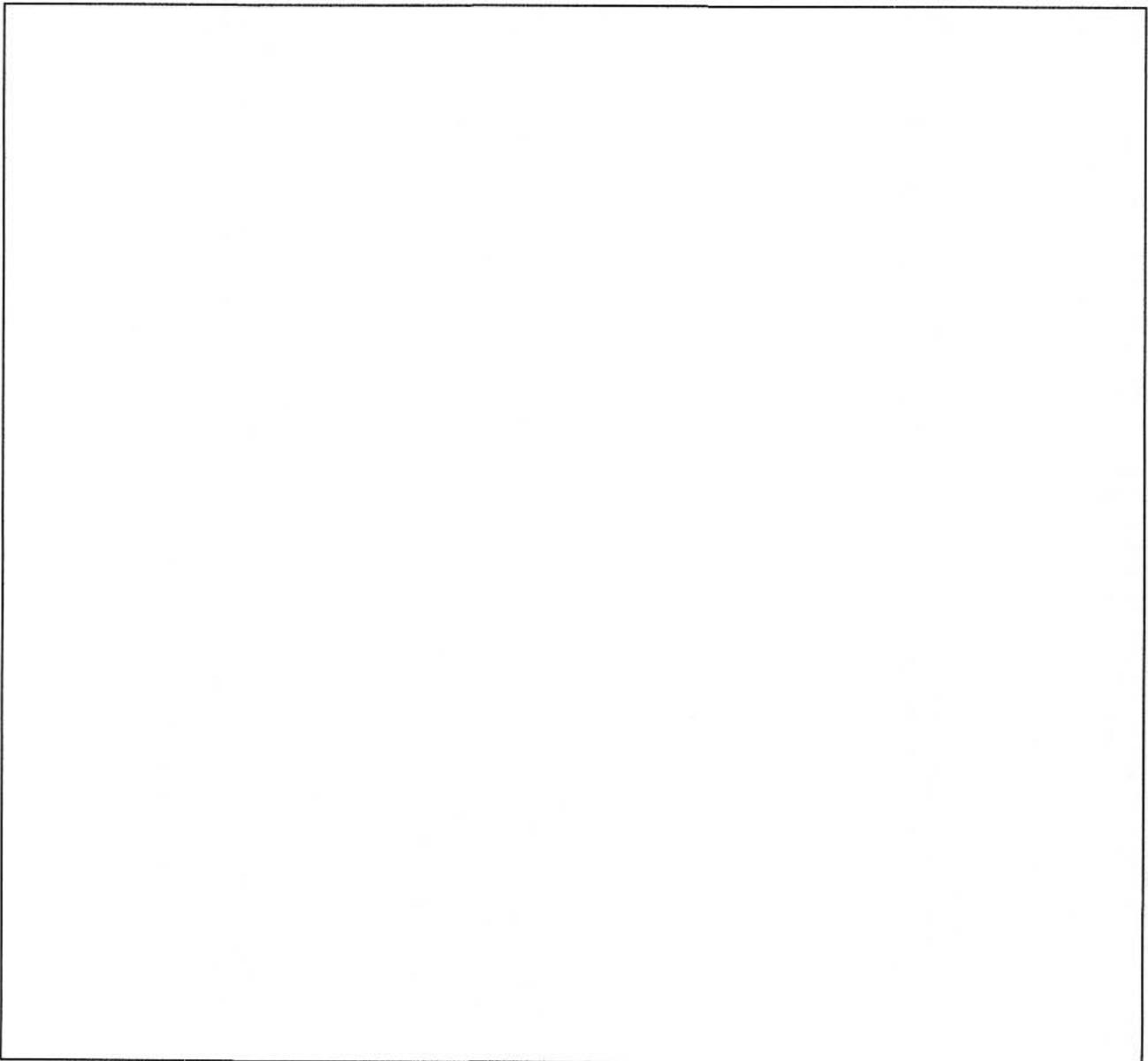
Sketch of Property

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: house

Describe the type of structure that you plan to build: Existing house / parcel split
Is this a Multiple Road Frontage Lot: _____



PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: B.R.
MAP: 136 **LAND LOT:** 192
PARCEL: 0055 **DISTRICT:** 5
CURRENT PROPERTY OWNER: MERRELL BENJIMIN + JOYCE
PROPERTY OWNER AS OF JANUARY 1ST: LL LL
APPLICANT (IF DIFFERENT FROM OWNER): _____
PROJECT ADDRESS: 293 MERRELL RD
CITY: CAROLTON, GA. 30116

SUBDIVISION: _____ **LOT #:** _____
ACREAGE: 3/1.50 **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:** 10/13/16

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: _____

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; 11/22/16 at 6:30 PM

The Board of Commissioners will hear your request on; 12/06/16 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. Lester Bell

Date. 10-13-2016

- * 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 Variance

Lister Bell, 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 Variance 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 _____, _____.

Lister Bell
AFFIANT (signature)

Address: 963 Whopping Creek Road
Carrollton, Ga
30116

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: _____

3/25/2009 COVE DEED BK 4516 PG 247

WARRANTY DEED

THOMPSON PRINTING & OFFICE SUPPLY CO., INC.—CARROLLTON, GA.

STATE OF GEORGIA CARROLL COUNTY:

THIS INDENTURE made this 12th day of July In the year of our Lord, One Thousand Nine Hundred and Seventy-Three (1973) between J. J. MERRELL and INEZ MERRELL of the county of Carroll and State of Georgia of the first part, and BENJAMIN MERRELL and JOYCE MERRELL of the county of Carroll and State of Georgia of the second part

WITNESSETH, That the said part ies of the first part for and in consideration of the sum of (\$10.00 and O. V. C. *****) *****TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS***** DOLLARS is hand paid at and before the signing, sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part ies of the second part their heirs and assigns, all of that tract or parcel of land situate, lying and being in the County of Carroll said State of Georgia

That tract or parcel of land lying and being in Land Lot No. 192 of the 5th Land District of Carroll County, Georgia, and being more particularly described as follows:

BEGINNING on the South land lot line of Land Lot No. 192 of the 5th Land District of Carroll County, Georgia, at that point where the North-South midline of said land lot intersects said South land lot line and thence North 1526 feet, more or less, to a point on the South side of a certain road, said road commonly known as the Merrell Road; thence in a Northeasterly direction following the South right-of-way of said road a distance of 812 feet to a point; thence South 211 feet to a point; thence East 174 feet to a point; thence South 0 degrees 18 minutes 24 seconds East 1846.42 feet to a point on the South land lot line of Land Lot No. 192; thence North 88 degrees 14 minutes 44 seconds West 788.35 feet to the POINT OF BEGINNING.

Carroll County, Georgia
Real Estate Transfer Tax
Paid \$ 3.32
Date August 16, 1973
Kenneth Skinner
Clerk of Superior Court

Georgia, Carroll County, Clerk's Office Superior Court
Filed August 16, 1973 at 3:20 P.M.
Kenneth Skinner, Clerk

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same, being, belonging or in anywise appertaining to the proper use, benefit and behoof of

BENJAMIN MERRELL and JOYCE MERRELL said part ies of the second part their heirs, executors, administrators and assigns in FEE SIMPLE

And the said part ies of the first part for themselves, their heirs, executors and administrators, the said bargained premises unto the said part ies of the second part their heirs, executors, administrators and assigns, against said part ies of the first part their heirs, executors and administrators, and all and every other person, or persons, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands and affixed their seal, the day and year first above written.

Notary Public section with signature of Kenneth Skinner and seal.

Signatures of J.J. Merrell and Inez Merrell with seals.

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 28, 2016

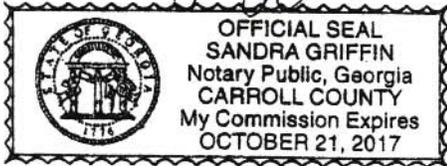
Publisher's Fee: \$ 50.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 28th day of October 2016.


Notary Public, Carroll County, Georgia

40048797 40253767

10-53767

PUBLIC HEARING NOTICE

The Carroll County Planning Commission, and subsequently the Carroll County Board of Commissioners will hear the following request at their regularly scheduled meetings as listed below.

C-16-11-01 for at the corner of GA Hwy. 166 East & Jones Dairy Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 11, 5th District Carroll County. Tax Parcel 174-0048. Owners/Applicants: Dennis L. & Rachel Perrin.

C-16-11-02 off Lovvorn Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 114, 10th District Carroll County. Tax Parcel 042-0151. Owner/Applicant: D. Larry Tucker

C-16-11-03 at 293 Merrell Rd., Carrollton, GA for a Variance and Conditional Use Permit to divide an existing house and approximately 1.2-1.5 acres from a 31.5-acre Agriculturally-zoned parcel. Land Lot 192, 5th District Carroll County. Tax Parcel 136-0055. Owner/Applicant: Joyce Merrell

C-16-11-04 at 1420 Northside Drive, Carrollton, GA for Conditional Use Permit and Variance for the construction of a new telecommunications tower (cell tower) and also to request a Variance to increase the height limitation from 130' to 199'. Land Lot 192, 10th District Carroll County. Tax Parcel 089-0589. Owners: Mark & Susan Stamps/Applicant: Verizon Wireless

Z-16-11-04 & C-16-11-05 off Smyrna Church Rd., Carrollton, GA for a Rezoning from Agricultural to Industrial and also a Conditional Use Permit for a 50.63-acre parcel to create a buffer zone with the potential to construct an airplane hangar. Land Lot 232, 10th District Carroll County. Tax Parcel 072-0036. Owners: Toby Scott Miller & Dianna Michelle Miller/Applicant: Development Authority of Carroll County.

Planning Commission: Tuesday, November 22, 2016 6:30 PM. Meeting Room 501, David Perry Administration Building, 423 College Street, Carrollton, GA. Board of Commissioners: Tuesday, December 6, 2016 6:00 PM. Old Superior Court Room, 3rd Floor, Historic Court House, 323 Newnan Street, Carrollton, GA.

Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact Susan Mabry at (770)830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Courthouse at 323 College Street, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

MARY JO SMITH
CARROLL CO CODES
PO Box 338
CARROLLTON, GA 30112

October 18, 2016

VIA HAND DELIVERY

Mr. Artagus Newell, Zoning Administrator
Carroll County Department of Community Development
423 College Street
Carrollton, Georgia 30117

RE: Conditional Use Permit and Variance Applications to allow for a 199-foot Monopole Telecommunications Tower on Property Located at 1420 Northside Drive (Tax ID 089 0589), Carroll County, Georgia

Dear Mr. Newell:

I am pleased to submit on behalf of Southwestco Wireless LP, ("Verizon Wireless") the following application for a Conditional Use Permit and Variance to allow for the construction and operation of a 199-foot monopole tower on property owned by Mr. Mark D. Stamps and Ms. Susan W. Stamps and located at 1420 Northside Drive (Parcel ID 089 0589), Carroll County, Georgia. Pursuant to the requirements of the applicable sections of the Carroll County Zoning Ordinance, specifically the "Telecommunication Antennae and Tower Ordinance" (the "Ordinance"), this Letter of Intent and the attached exhibits provide all basic and supplementary information requested by the County in consideration of this request. Included among these exhibits are the following:

- A completed Conditional Use Permit application (Exhibit "A")
- A completed Variance application (Exhibit "B");
- A properly executed Property Owner's Authorization Form (Exhibit "C");
- A complete Construction Design package, which includes a Survey, Aerial Site Plan, Overall Site Plan, Detailed Site Plan, Tower Elevation and Antenna Mount Details, Grading and Erosion Control Plan, Fence Details, Landscape Plan, Electrical Site Plan, and Grounding Site Plan. (Exhibit "D");
- A Certificate of Title for the subject property (Exhibit "E");

Mr. Artagus Newell
October 18, 2016
Page 2

- A Radio Frequency Report prepared by Verizon Wireless' Radio Frequency Engineer, including a site inventory, propagation maps, and showing the significantly enhanced coverage provided by the proposed telecommunications tower, how the site fits into the Verizon Wireless service network, and that no existing towers located within the geographic area meet Verizon Wireless' engineering requirements (Exhibit "F");
- A Radio Frequency Support Letter prepared by Verizon Wireless' Radio Frequency Engineer describing how the proposed site fits into the Verizon Wireless service network, how the proposed location was selected, and providing that the proposed telecommunications facility is critical to Verizon Wireless' network (Exhibit "G");
- A Structural Report prepared by an Engineer licensed in Georgia documenting the following: the tower height and design, total anticipated capacity, evidence of structural integrity, and structural failure characteristics (Exhibit "H");
- Photosimulations depicting the proposed telecommunications facility from vantage points proximate to the subject property (Exhibit "I");
- A SiteSafe Aeronautical Evaluation determining the proposed telecommunications facility is not a hazard to air navigation (Exhibit "J");
- A Certificate of Liability Insurance for the proposed telecommunications facility (Exhibit "K");
- A list of adjacent property owners (Exhibit "L");
- A copy of the deed for the subject property (Exhibit "M"); and
- A check in the amount of \$350.00 for the Conditional Use Permit application fee and \$150.00 for the Variance application fee.

For this proposed telecommunications facility, Verizon Wireless intends to lease a 100' x 100' area on which to locate the proposed 199-foot telecommunications facility (190-foot monopole tower with a 9-foot lightning rod) and related ground equipment. Access to the leased premises will be provided via an access and utility easement running from Highway 113 to the proposed site. The Ordinance allows for new telecommunications facilities located in the R-1 zoning district upon approval of a Conditional Use Permit. The proposed location and facility meet all requirements of the Ordinance, including setback, tower separation, landscaping, and design provisions. However, pursuant to Section 5.8 of the Ordinance, the maximum allowed tower height in the R-1 district is 130 feet. Accordingly, Verizon Wireless requests a variance to increase the maximum tower height from 130 to 199 feet to provide the antenna height necessary to meet Verizon Wireless' service requirements for this site. Verizon Wireless respectfully requests approval of this Conditional Use Permit and Variance application to allow for the proposed facility.

Mr. Artagus Newell
October 18, 2016
Page 3

Conditional Use Permit Application

As provided in the Radio Frequency (“RF”) Report and Support Letter attached hereto as Exhibits “F” and “G” respectively, the proposed facility has been strategically located to enable Verizon Wireless to provide much-needed coverage and capacity improvements along Highway 113 and Northside Drive and throughout this portion of Carroll County. As shown on the radio frequency propagation maps included in Exhibit “F,” a large portion of this area currently has weak service, which this site will significantly improve. The proposed facility will greatly improve existing wireless service, particularly LTE coverage, in this area of Carroll County by adding geographical coverage with a new point of service. This site will fill in areas with improved service between existing sites and serve residences and businesses located in this area of Carroll County, as well as vehicular customers along Highway 113 and Northside Drive, thereby improving continuous coverage across Verizon Wireless’ network.

The proposed height of 199 feet (190-foot monopole tower with a 9-foot lightning rod) is the minimum height needed to provide necessary coverage improvements to the service area. The proposed facility will allow Verizon Wireless to mount antennas at a height of 190 feet, which is imperative to achieve much-needed fill-in coverage and capacity improvements within Verizon Wireless’ existing network of sites. The location of this additional site is critical to provide improved service for Verizon Wireless customers and the customers of other carriers collocating on the tower. These service improvements will also allow additional voice and data resources that would be needed in the event of an emergency or severe weather. As depicted on the Tower Elevation and Antenna Schedule contained in the attached Construction Design package, the facility will be designed to accommodate up to three carriers in addition to Verizon Wireless. Verizon Wireless and other carriers collocating on this tower will be able to provide significant service improvements in this portion of Carroll County. As with all new Verizon Wireless sites, this new telecommunications facility will be equipped with an emergency generator with extended runtime capability.

The proposed telecommunications facility is located more than 1/4 mile from existing towers as required under the Ordinance. Verizon Wireless has made every reasonable attempt to utilize existing structures to meet the network design goals, including evaluating existing tower sites that fall slightly outside of the search area. Upon thorough examination of the service area, Verizon Wireless was unable to locate any existing wireless towers proximate to the proposed Verizon Wireless location that would be suitable for collocation. The nearest existing tower is approximately 0.7 miles away from the proposed tower location and is too far away to meet the coverage demands in this area. As described on the attached RF Support Letter, collocating on this tower would not provide the necessary capacity and coverage improvements needed in this search area. The second closest tower is 1.6 miles away and also would not meet Verizon

Mr. Artagus Newell
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Wireless' needs in this area. As such, the proposed facility is needed to allow Verizon Wireless to provide critical service improvements to the identified search area.

As provided in the Structural Engineer's Report attached hereto as Exhibit "H," the proposed telecommunications facility is designed to collapse upon itself within a radius equal to 1/3 of total tower height in the extremely rare event of tower failure. Located a minimum of 214 feet from all property lines, the proposed setbacks are more than sufficient to contain any debris in the unlikely event of tower failure. As shown on the site plans and Fence Details included in the Construction Design package attached hereto as Exhibit "D," the site will be enclosed by a 6-foot security fence and will have a locked gate. In addition, as depicted in the Landscape Plan, also included as part of the Construction Design package, the perimeter of the compound will be surrounded by a 20-foot landscape buffer. All equipment located within the compound will be locked and secured to prevent unauthorized entry and the tower structure will be designed with appropriate anti-climbing features. Emergency signage will also be installed. Verizon Wireless telecommunications facilities are entirely automated. Verizon Wireless technicians typically perform maintenance once a month on each facility. This monthly maintenance does not significantly impact local traffic in the area. Verizon Wireless ensures that the proposed tower will be constructed and maintained in compliance with the standards contained in applicable local building codes, state and federal regulations, and applicable standards published by the Electronic Industries Association and will not interfere with public safety telecommunications. As with all Verizon Wireless facilities, Verizon Wireless will construct and operate this facility in accordance with all applicable FCC and FAA regulations.

Variance Application

Section 5.8 of the Ordinance provides for a maximum tower height of 130 feet in the R-1 zoning district. Verizon Wireless respectfully requests a variance to increase the maximum tower height from 130 to 199 feet in order to meet the coverage and capacity improvements needed in the identified search area.

As provided in Section 8.4 of the Ordinance, a variance for antenna arrays and telecommunication structures may be granted if, on the basis of the application, investigation, and evidence submitted by the applicant, the following standards are met. Verizon Wireless respectfully submits that the variance application submitted meets each of these applicable standards and criteria as provided below.

- 1. Is the least height and proximity to adjacent properties necessary to provide the coverage by the communications service provider and to achieve the purposes of this Ordinance?**

Mr. Artagus Newell
October 18, 2016
Page 5

The requested tower height of 199 feet (190-foot monopole plus a 9-foot lightning rod) is the minimum necessary to provide the necessary service improvements in the search area. The proposed facility is needed to provide capacity relief to Verizon Wireless's existing sites in Carroll County, particularly the "Carrollton" site. The existing "Carrollton" site is currently operating at full capacity, resulting in service gaps along Northside Drive and Highway 133 in this portion of the County. Mounting antennas at 190 feet is the minimum height needed to provide sufficient capacity relief and significantly improve coverage in this area. The proposed tower height of 199 feet will Verizon Wireless to improve indoor and in-vehicle service, which is relied upon for every day communications and, most importantly, in emergencies. The Federal Communications Commission estimates that approximately 70 percent of 911 calls are placed from wireless phones.¹ A substantial number of these emergency calls are made from home, which is no surprise given that more than 47.7 percent of all adults and more than 57.7 percent of all children in the United States now live in households with only wireless service, according to the National Health Interview Survey.² The National Health Interview Survey also estimates that the "wireless only" percentages are significantly higher for young adults (72.6%), renters (68.8%), and adults living in poverty (64.3%). Thus, Verizon Wireless respectfully asserts the failure to approve the variance request would compromise the safety of the citizens of Carroll County in the proposed service area by denying them adequate access to emergency telecommunications services and that the burden of such denied service will fall disproportionately on those living in poverty. Granting the requested variance would eliminate the hardship imposed by the strict application of the Ordinance to this particular piece of property.

2. Employs all reasonable measures to provide the visual mitigation that screen the facility from views of adjacent residences or undeveloped residential properties?

As shown on the attached Construction Design package, the proposed lease area is surrounded by a 20-foot vegetated buffer designed to screen the necessary ground equipment from view. Additionally, in accordance with the Ordinance setback requirements, the proposed facility is located at least 214 feet from all property lines and is screened from view to the extent possible by tree coverage along Highway 113. See the photosimulations attached hereto as Exhibit "I."

3. Will not produce noise, vibration, odors or illumination which will adversely impact other properties in the vicinity?

¹ See <https://www.fcc.gov/consumers/guides/911-wireless-services>

² See "Wireless Substitution: Early Release Estimates From the National Health Interview Survey, July – December 2015" (<http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201605.pdf>)

Mr. Artagus Newell
October 18, 2016
Page 6

The proposed facility will not create any noise, vibration, odors, or illumination. As demonstrated by the Aeronautical Evaluation (Exhibit "J"), the requested tower height of 199-feet is below the threshold requiring lights pursuant to Federal Aviation Administration regulations.

4. By means of design or location does not present a hazard to adjacent properties?

As provided in the Structural Engineer's Report attached hereto as Exhibit "H," the proposed tower is designed to collapse upon itself within a radius equal to 1/3 of total tower height in the extremely rare event of tower failure. Located a minimum of 214 feet from all property lines, the proposed setbacks are more than sufficient to contain any debris in the unlikely event of tower failure.

5. For reductions of setbacks for the telecommunications structure, the structure is designed and engineered, in the event of structural failure, not to fall beyond the radius of the reduced setback?

The Applicant is not seeking a reduction in the required setback, as the proposed structure is located a minimum of 214 feet from all property lines and is designed to collapse upon itself within a radius equal to 1/3 of total tower height. As shown in the Structural Report (Exhibit "H"), the proposed tower height of 199 feet and location is adequate to safely contain any debris in the unlikely event of tower failure.

6. Does not otherwise result in significant adverse impact on the property on which the facility is located, on other properties in the vicinity, or on the community in general?

The proposed telecommunications facility will serve the residences and businesses of Carroll County through the provision of much-needed wireless service. The proposed telecommunications facility will serve the stated purpose of the Ordinance of allowing telecommunications providers to provide telecommunications services quickly, effectively, and efficiently. Additionally, designed to accommodate three providers in addition to Verizon Wireless, the proposed telecommunications facility will encourage the joint use of telecommunications facilities and encourage collocation. Furthermore, the proposed tower location would not constitute a danger to any adjoining or nearby properties. Located a minimum of 214 feet from all property lines, the proposed monopole location is adequate to safely contain any debris in the unlikely event of tower failure. As indicated on the Structural Engineer's Report attached hereto as Exhibit "H," the tower is designed to collapse upon itself and within a radius equal to 1/3 of the total

Mr. Artagus Newell
October 18, 2016
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tower height. Furthermore, the proposed site will include a 20-foot landscape buffer around the perimeter of the compound, thereby minimizing any visual impact of the tower compound and further supporting the public good.

Accordingly, Verizon Wireless respectfully requests approval of the Conditional Use Permit and Variance applications to allow for the proposed 199-foot telecommunications facility, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens of Carroll County. I appreciate your thoughtful consideration of this request, I encourage you to contact me should you have any questions or require any additional information, and I look forward to working with you on this important matter.

Very truly yours,



Jenna E. Lee

/jel
Enclosures

Exhibit A

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: _____
Received by: _____

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>Verizon Wireless</u>
	Address: <u>10300 Old Alabama Connector</u> City: <u>Alpharetta</u> State: <u>GA</u> Zip: <u>30022</u>
	Phone: <u>(404) 885 -3284</u> Fax: <u>() -</u> Email: <u>Jenna.Lee@troutmansanders.com</u>
	Agent Name: <u>Jenna E. Lee and David C. Kirk, on behalf of Verizon Wireless</u>
	Address: <u>600 Peachtree Street</u> City: <u>Atlanta</u> State: <u>GA</u> Zip: <u>30308</u>
	Phone: <u>(404) 885 -3284</u> Fax: <u>() -</u> Email: <u>Jenna.Lee@troutmansanders.com</u>
	Owner Name (If different from applicant): <u>Mark and Susan Stamps</u>
	Address: <u>112 Greenway Drive, Havana, FL 32333</u>
	Phone: <u>() -</u> Fax: <u>() -</u>
	<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>"Linda Lane"</u>
	Conditional Use Location (attach location map): <u>1420 Northside Drive</u>
	Proposed Use: <u>199' Monopole Tower (190' tower with a 9' lightning rod)</u>
	Total acreage: <u>69.04 acres (100x100 foot compound area to be leased)</u>
	Describe Proposed Conditional Use: Verizon Wireless seeks to construct and operate a 199-foot monopole tower, including necessary ground equipment. The proposed use will provide necessary telecommunications voice and data service to Verizon customers throughout this area of Carroll County. Households and busiensses rely on telecommunications for everyday communications, as well as emergency communications. The proposed facility will provide much-needed service improvements in this area.

Staff Use Only

Land Lot _____ of the _____ District, Carroll County Tax Map _____ Parcel _____

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

The proposed monopole tower will not have any effect on traffic.

Parking:

The proposed monopole tower will not require any parking.

Availability of Public Facilities/Utilities:

The proposed monopole tower will not have any effect on public facilities or utilities.

Other relevant Impacts of the Proposal:

None.

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

Verizon Wireless seeks to construct and operate a 199-foot monopole tower, including necessary ground equipment. The proposed use will provide necessary telecommunications voice and data service to Verizon customers throughout this area of Carroll County. Households and busiensses rely on telecommunications for everyday communications, as well as emergency communications. The proposed facility will provide much-needed service improvements in this area.

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: _____
Filing Fee: _____
Pre-Application Conf: _____
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
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 CONDITIONAL USE PERMIT & VARIANCE FILED BY VERIZON WIRELESS
DATE: NOVEMBER 14, 2016
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 042-0151
Located off Lovvorn Road, Carrollton, GA 30117
Current Property Owner: Mark & Susan Stamps
Commission District 1; Trent North

Current Zoning Classification: R-1

Proposed Zoning Classification/Use: To remain R-1 – The applicant is requesting a Variance and Conditional Use Permit to construct a 199' monopole telecommunications structure (cell tower)

Future Land Use/Growth Tiers Designation: Urban Growth Area

Watershed Location: Little Tallapoosa

Land Use Analysis:

The subject property consists of 69.04 acres. Verizon Wireless is requesting a Variance and Conditional Use Permit, in order to construct a new telecommunications structure (cell tower). The Carroll County Telecommunications Ordinance requires that new structures must be able to accommodate co-location efforts, so that other carriers are able to locate on tower structures, as well. Adjacent zoning classifications in the general are include; Agriculture, Industrial, Commercial, R-3 R-30, R-1, R-2, Office-Institutional and the City Limits of Carrollton.

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

Carroll County Public Works

1. Access is State Routes 113 and the Hwy 166 E Connector (Northside Drive) which are both suitable to handle this request.

Carroll County Community Development

1. The subject property is within the 100-year flood plain (approximately 5%).
2. There are known "state waters" on the property.
3. Water runoff enters into the Little Tallapoosa River
4. No change in Anticipated Traffic Generation

Carroll County Fire Department

1. N/A

Carroll County Board of Education

1. The nearest schools are Sharp Creek Elementary, Central Middle and Central High School. The rated capacities are SCES: 825; CMS, 925; and CHS, 1325.

Carroll County Water Authority

1. The subject property is located in The City of Carrollton's Water Service Area.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

Application: C-16-11-04

Applicant: Verizon Wireless

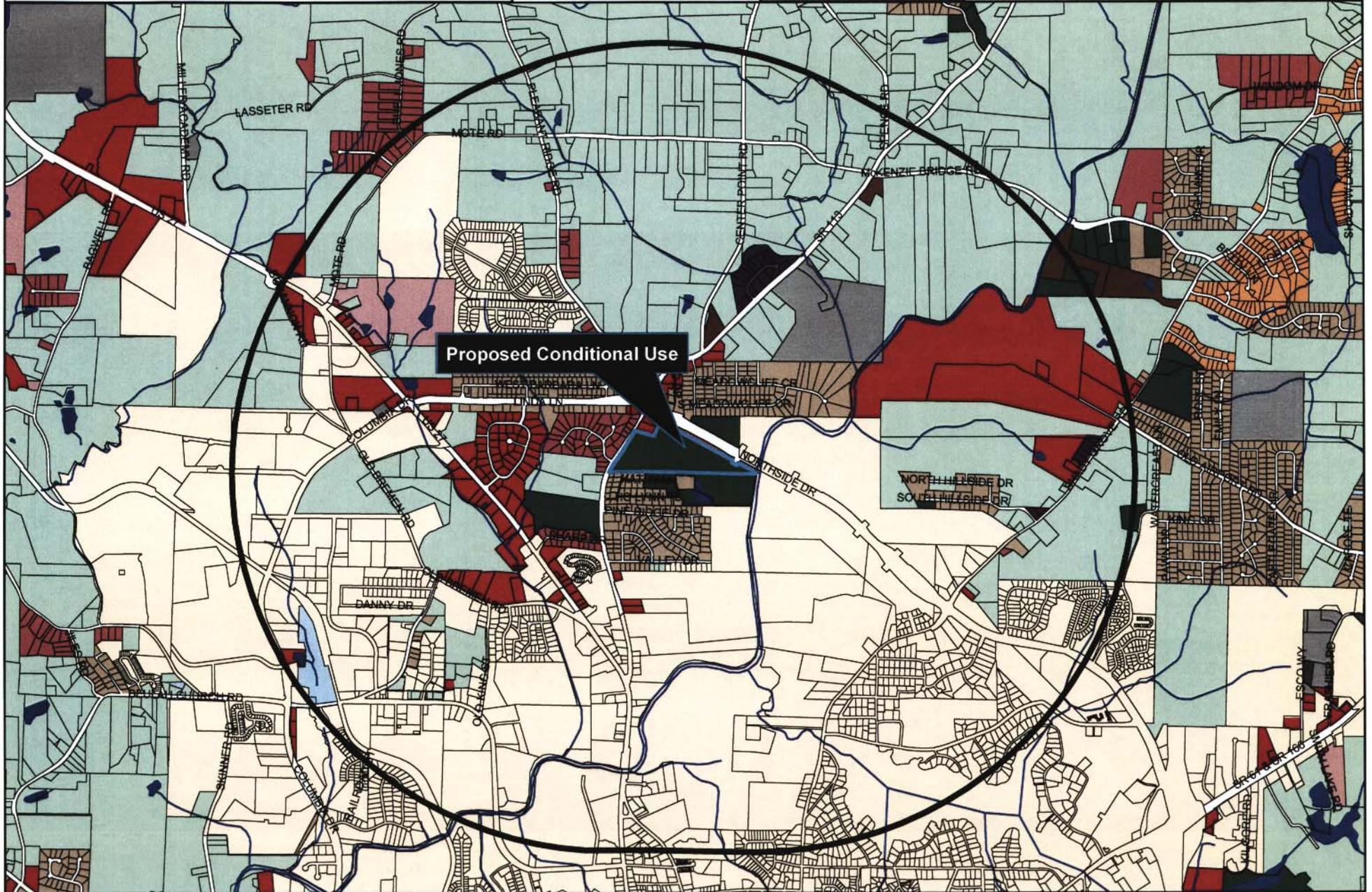
Parcel: 089-0589



- 1.5 Mile Radius
- Municipal
- Bodies of Water

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

Carroll County GIS



Conditional Use Permit Application

Submittal Requirements

Case No: _____

Date of Application: _____

Unless specifically exempted in writing by the Director of Community Development, the applicant shall submit the following information and drawings as part of the review process:

- A completed application
- Applicable fees (\$350)
- Parcel Information Sheet with a Certificate of Zoning Compliance
- Signed notarized affidavit
- A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.
- Names and addresses of all surrounding property owners, which can be obtained from the Map Room #414
- 25 copies of a current boundary survey
- 25 copies of site plan (if applicable)

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: _____ **LAND LOT:** _____

PARCEL: _____ **DISTRICT:** _____

CURRENT PROPERTY OWNER: _____

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: _____

CITY: _____

TELEPHONE # (PRIMARY CONTACT): _____ OWNER BUILDER

EMAIL ADDRESS (PRIMARY CONTACT): _____

SUBDIVISION: _____ **LOT #:** _____

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

CURRENT ZONING CLASSIFICATION		
REQUIRED SETBACKS	FRONT	
	SIDE	
	REAR	

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:** _____

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: Monopole Tower

- ⇒ 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: _____

one residential structure.

Describe the type of structure that you plan to build: Monopole tower

Is this a Multiple Road Frontage Lot: yes.

Please see attached Construction Design drawings.

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Condition Use Permit

Jenna Lee, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a 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 6 day of Oct, 2016.

AFFIANT (signature)

Address: 600 Peachtree St
Suite 5200
Atlanta, GA 30308

Sworn to and subscribed
before me this 6th day
of October, 2016.

Notary Public

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

Entity: _____
Address: _____

My Commission Expires:



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; _____ at 6:30 PM

The Board of Commissioners will hear your request on; _____ 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. _____

Date. _____

- * 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.

Conditional Use Permit Application

Application Process

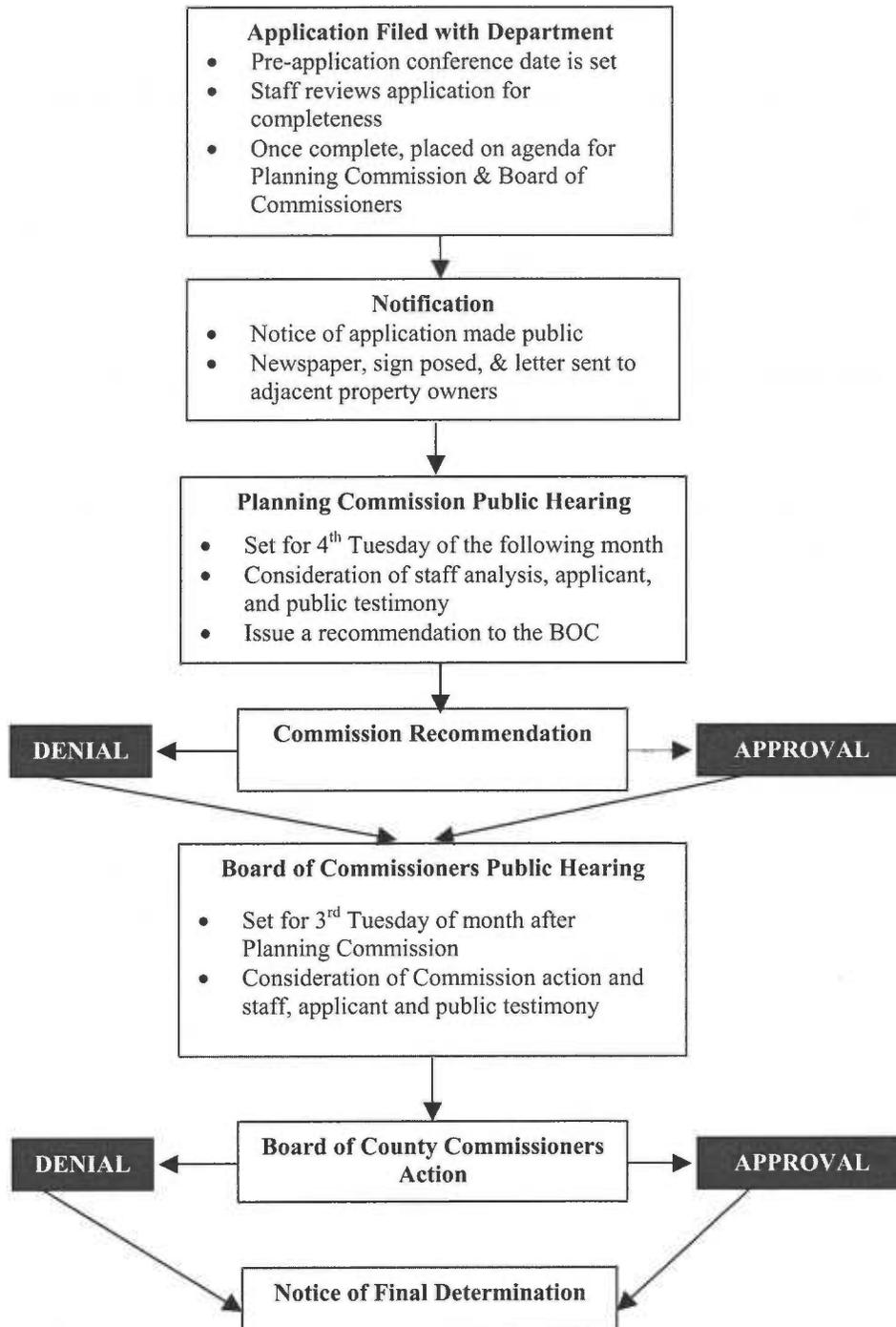


Exhibit B

Variance Application

Carroll County
423 College Street

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



Date Received: _____
Received by: _____

*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>Verizon Wireless</u>
	Address: <u>10300 Old Alabama Connector</u> City: <u>Alpharetta</u> State: <u>GA</u> Zip: <u>30022</u>
	Phone: <u>(404) 885 - 3284</u> Fax: <u>() - -</u> Email: <u>Jenna.Lee@troutmansanders.com</u>
	Agent Name: <u>Jenna E. Lee and David C. Kirk, on behalf of Verizon Wireless</u>
	Address: <u>600 Peachtree Street, Suite 5200</u> City: <u>Atlanta</u> State: <u>GA</u> Zip: <u>30308</u>
	Phone: <u>(404) 885 - 3284</u> Fax: <u>() - -</u> Email: <u>Jenna.Lee@troutmansanders.com</u>
	Owner Name (If different from applicant): <u>Mark and Susan Stamps</u>
	Address: <u>112 Greenway Drive, Havana, FL 32333</u>
	Phone: <u>() - -</u> Fax: <u>() - -</u>
	<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>"Linda Lane" Telecommunications Tower</u>
	Variance Location (attach location map): <u>1420 Northside Drive</u>
	Proposed Use: <u>199' monopole tower (190' tower with a 9' lightning rod)</u>
	Total acreage: <u>69.04</u>
	Describe Proposed Variance:
	<u>Verizon Wireless seeks a variance to increase the allowable tower height from 130 feet to 199 feet (190' monopole tower plus a 9' lightning rod).</u>

Staff Use Only

Land Lot _____ of the _____ District, Carroll County	Tax Map _____	Parcel _____
--	---------------	--------------

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic: The requested variance to tower height will not have any impact on traffic.

Parking: The requested variance to tower height will not have any impact on parking. The proposed tower use will require only an access driveway and no parking.

Availability of Public Facilities/Utilities:

The requested variance to tower height will not have any impact on public facilities or utilities.

Other relevant Impacts of the Proposal:

The requested variance will not have any negative impacts to public health or welfare. In fact, the proposed telecommunications facility will improve telecommunications coverage and reliability in the area.

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

The proposed use will provide necessary telecommunications voice and data service to Verizon customers throughout this area of Carroll County. Households and busiessses rely on telecommunications for everyday communications, as well as emergency communications. The proposed facility will provide much-needed service improvements in this area.

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: _____
Filing Fee: _____
Pre-Application Conf: _____
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____

Variance Application

Submittal Requirements

Case No: _____

Date of Application: _____

Unless specifically exempted in writing by the Director of Community Development, the applicant shall submit the following information and drawings as part of the review process:

- A completed application
- Applicable fees (\$150)
- Parcel Information Sheet with a Certificate of Zoning Compliance
- Signed notarized affidavit
- A copy of the property deed including a legal description of the parcel. *see Exhibits E & M*
- A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.
- Names and addresses of all surrounding property owners, which can be obtained from the Map Room #414
- N/A* Two 24" x 36" aerial photos, , which can be obtained from the Map Room #414
- 10 copies of a current boundary survey
- 10 copies of site plan (if applicable)

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

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: _____

MAP: _____ **LAND LOT:** _____

PARCEL: _____ **DISTRICT:** _____

CURRENT PROPERTY OWNER: _____

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: _____

CITY: _____

SUBDIVISION: _____ **LOT #:** _____

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

CURRENT ZONING CLASSIFICATION		
REQUIRED SETBACKS	FRONT	
	SIDE	
	REAR	

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:** _____

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: telecommunications

- ⇒ 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: _____

One residential structure.

Describe the type of structure that you plan to build: 199' monopole tower (190' tower with a 9' lightning rod)

Is this a Multiple Road Frontage Lot: Yes, Northside Drive and Highway 133

See attached Construction Design drawings.

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Land Variance

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

This 6 day of Oct, 2016.

[Signature]
AFFIANT (signature)

Address: 600 Peachtree St.
Suite 5200
Atlanta, GA 30308

Sworn to and subscribed
before me this 6th day
of October, 2016
[Signature]
Notary Public

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

Entity: _____
Address: _____

My Commission Expires:

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; _____ at 6:30 PM

The Board of Commissioners will hear your request on; _____ 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. 10/12/16

- * 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

Application Process

Application Filed with Department

- Pre-application conference date is set
- Staff reviews application for completeness
- Once complete, placed on agenda for Community Development Board of Appeals

Notification

- Notice of application made public
- Newspaper, sign posted, & letter sent to adjacent property owners

Board of Appeals Public Hearing

- Set for 1st Thursday of the following month
- Consideration of applicant and public testimony

Board of Appeals Decision

DENIAL

APPROVAL

Notice of Final Determination

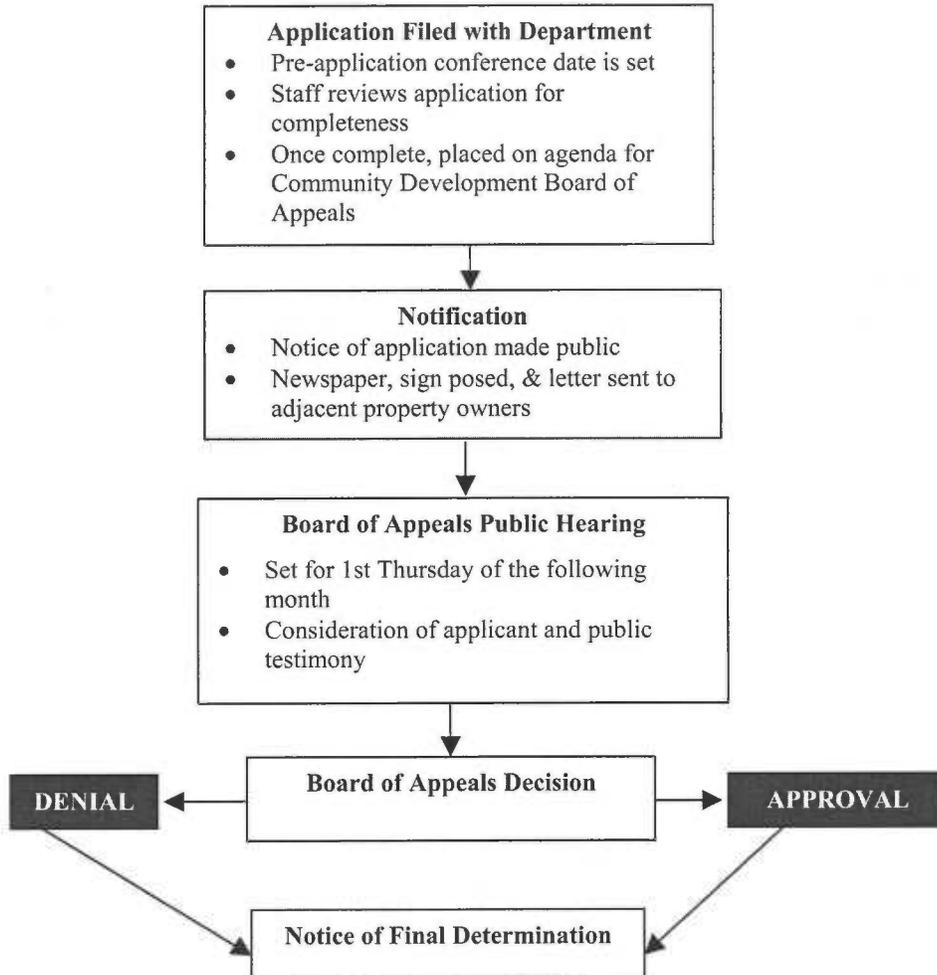


Exhibit C

NOTARIZED AUTHORIZATION BY PROPERTY OWNERS

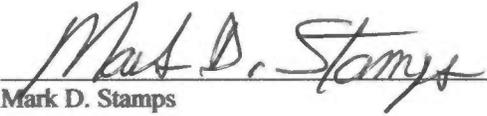
TYPE OF APPLICATION Conditional Use Permit and Variance

WE, MARK D. STAMPS & SUSAN W. STAMPS SWEAR THAT WE ARE THE OWNERS OF THE PROPERTY LOCATED AT 1420 Northside Drive AS SHOWN IN THE RECORDS OF Carroll COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. WE AUTHORIZE THE PERSON(S) NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Jenna E. Lee and David C. Kirk, on behalf of Verizon Wireless

ADDRESS 600 Peachtree Street, Suite 5200, Atlanta, Georgia 30308

TELEPHONE NUMBER (404) 885-3284

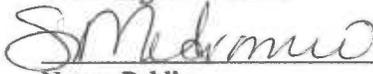


Mark D. Stamps

Personally Appeared
Before Me

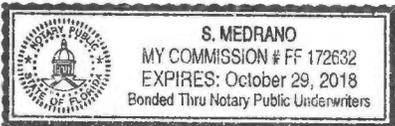
Mark D. Stamps

Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.



Notary Public

06-14-16
Date



[SIGNATURE ON FOLLOWING PAGE]

Susan W. Stamps
Susan W. Stamps

Personally Appeared
Before Me

Susan W. Stamps

Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.

S. Medrano
Notary Public

06-14-16
Date

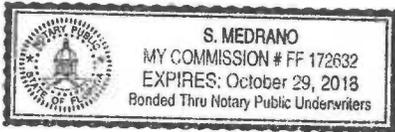
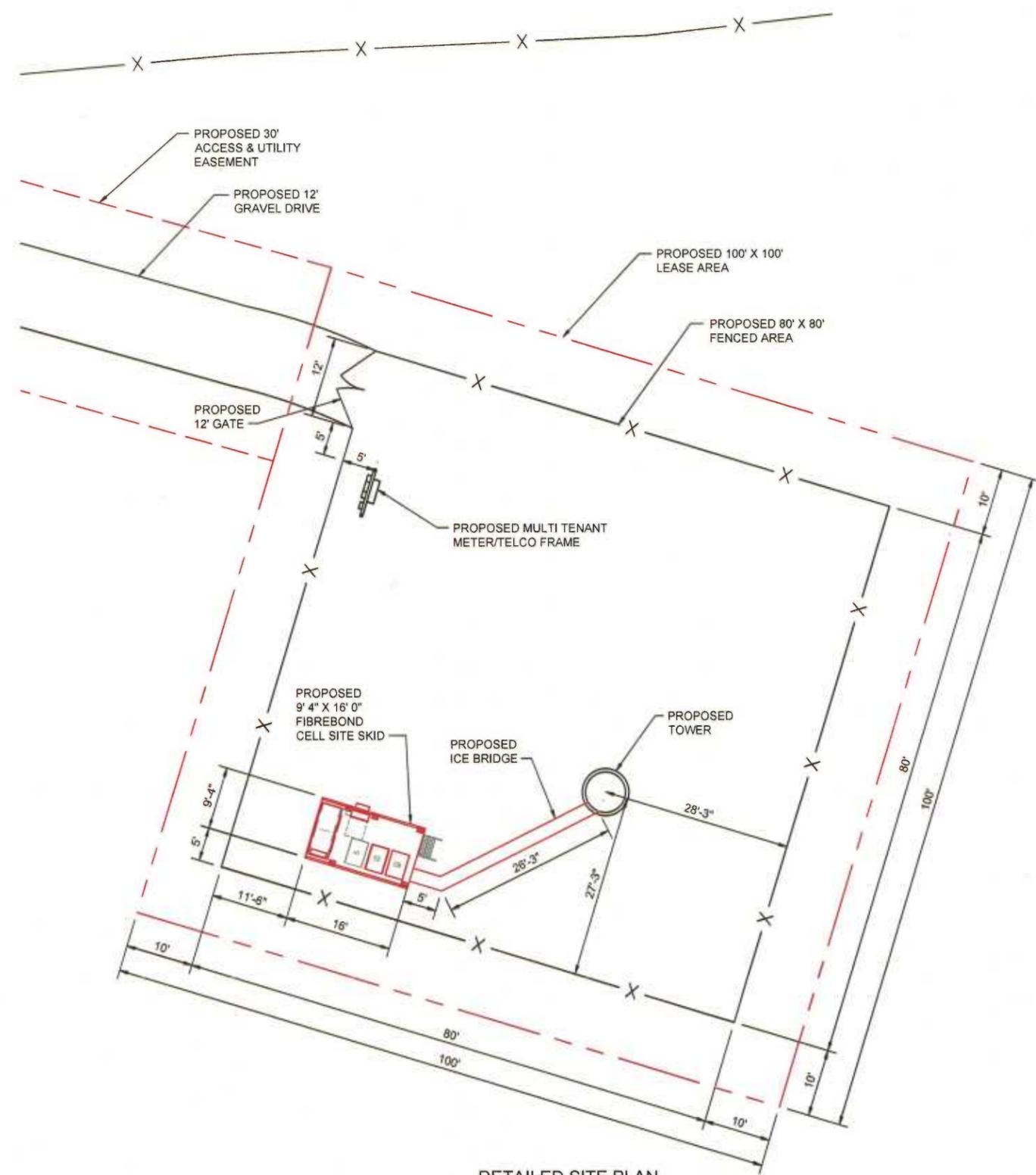


Exhibit D

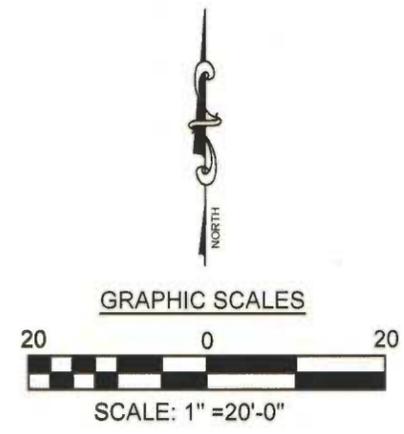
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO.	DATE	DESCRIPTION
A	04/05/16	ISSUED FOR REVIEW
0	05/23/16	ISSUED FOR CONSTRUCTION
1	06/28/16	UPDATED TO SKID
2	10/04/16	REVISED FOR TOWER SETBACK



DETAILED SITE PLAN
 SCALE: 1" = 20'-0"



VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
 VERIZON

DESIGN TYPE:
 GREENFIELD

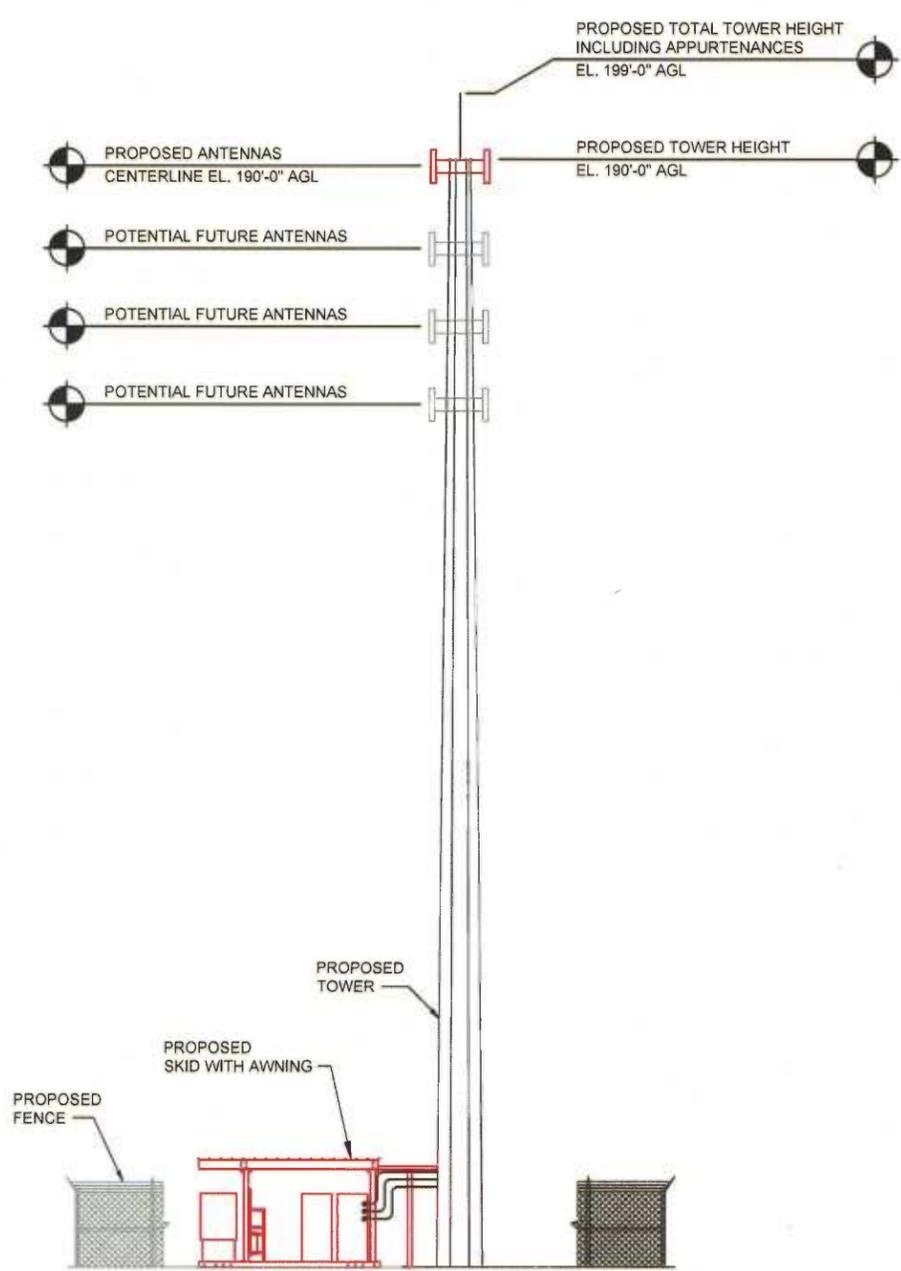
SHEET TITLE:
 DETAILED SITE PLAN

DRAWING NO. C-3	REVISION NO. 2
---------------------------	--------------------------

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

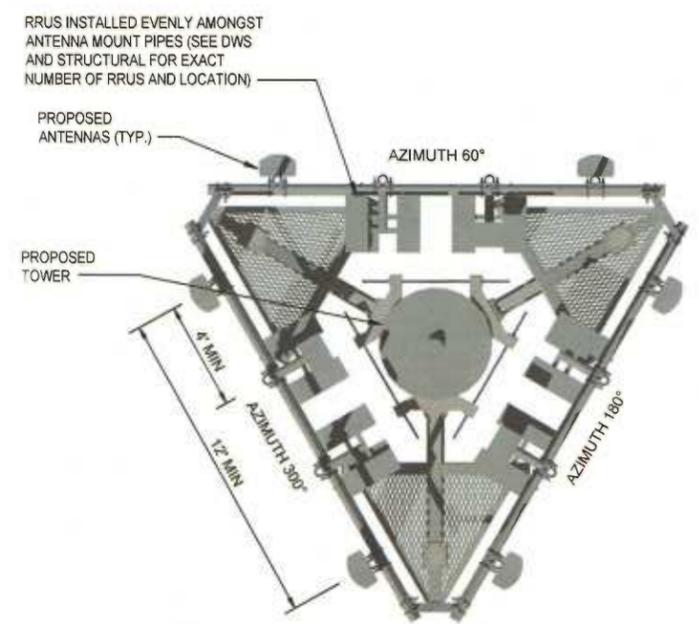
A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO.	DATE	DESCRIPTION
A	04/05/16	ISSUED FOR REVIEW
0	05/23/16	ISSUED FOR CONSTRUCTION
1	08/28/16	UPDATED TO SKID
2	10/04/16	REVISED FOR TOWER SETBACK

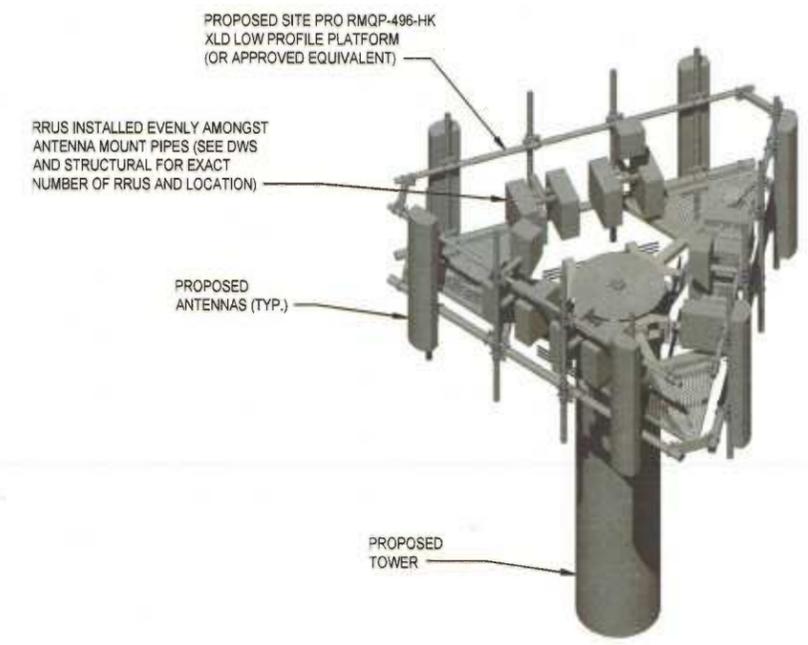


TOWER ELEVATION
 NOT TO SCALE

NOTE:
 - TOWER AND FOUNDATION DESIGN / CHECK PERFORMED BY OTHERS. (MANUFACTURER)
 - THIS CONSTRUCTION DOCUMENT MUST BE ACCOMPANIED BY A SEALED & SIGNED STRUCTURAL ASSESSMENT/ANALYSIS REVIEW MADE BY A LICENSED ENGINEER.



ANTENNA ORIENTATION DETAIL
 NOT TO SCALE



ANTENNA ORIENTATION DETAIL
 NOT TO SCALE

VERIZON WIRELESS SITE NAME:

LINDA LANE

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

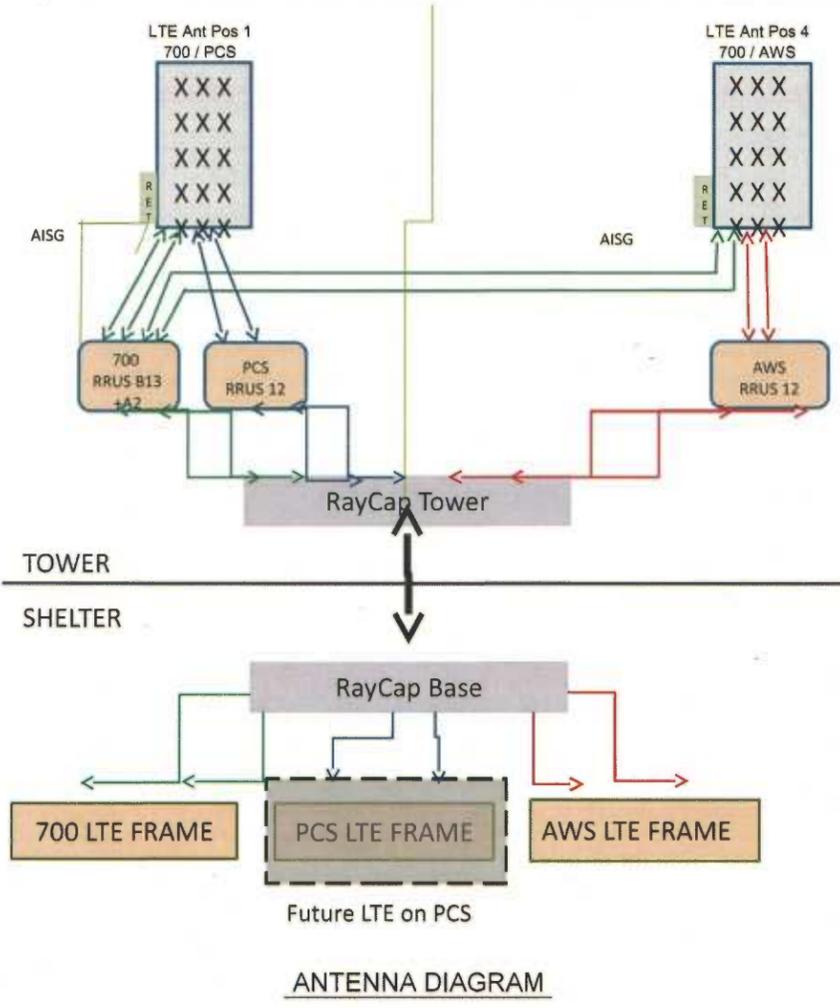
SHEET TITLE:

TOWER ELEVATION & ANTENNA MOUNT DETAILS

DRAWING NO. REVISION NO.

C-4

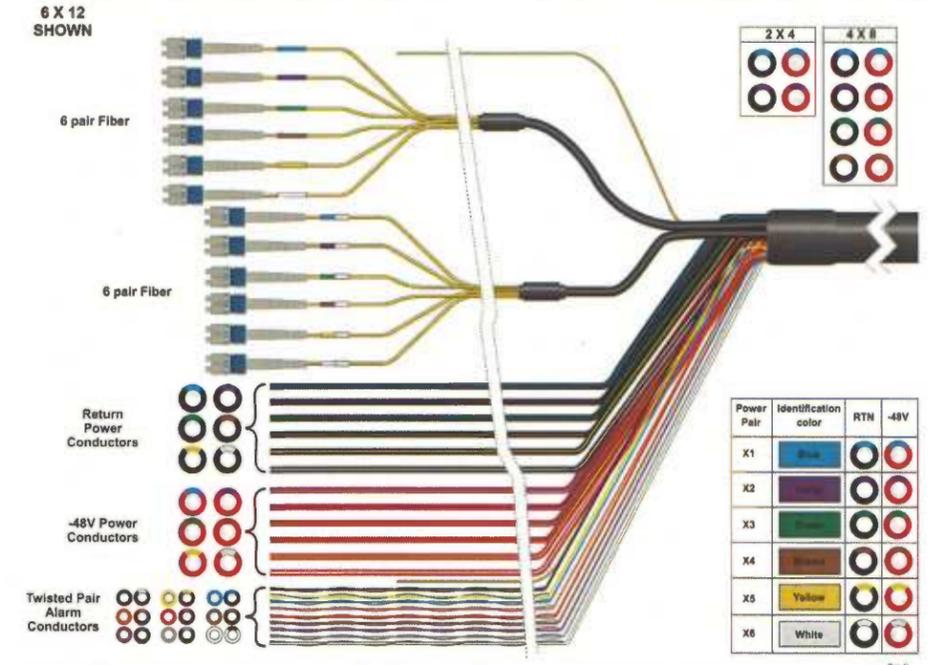
2



ANTENNA DIAGRAM

Technical Publication

COMMSCOPE®



Based on the following national standard: ANSI/TIA/EIA 598-A, Optical Fiber Cable Color Coding

FIBER COLOR CODE (CONTACT CM FOR COLOR COPY)

	Sector 1	Sector 2	Sector 3	Notes
750 MHz	LTE 4x4 MIMO			
	Antenna Center Line	190	190	190
	Antenna Tip Height	194	194	194
	Antenna Model	SBNHH-1D65C	SBNHH-1D65C	SBNHH-1D65C
	Antenna Pattern	SBNHH-1D65C PORT 1 - +45 04DT 0710	SBNHH-1D65C PORT 1 - +45 02DT 0750	SBNHH-1D65C PORT 1 - +45 02DT 0750
	Antenna Manufacturer	ANDREW	ANDREW	ANDREW
	Antenna Quantity	1	1	1
	Antenna Ports	1 & 2	1 & 2	1 & 2
	Hybrid Fiber	1-5/8"	1-5/8"	1-5/8"
	Quantity	1	1	1
	Azimuth	60	180	300
	Mechanical Tilt	0	0	0
Electrical Tilt	4	2	2	
Tilt Type	RET	RET	RET	
TMA Model	0	0	0	
TMA Manufacturer	0	0	0	
Remote Radio Head Model	RRUSB13 + A2	RRUSB13 + A2	RRUSB13 + A2	
Remote Radio Head Quantity	1	1	1	
Remote Radio A2 Module	1	1	1	
850 MHz	CDMA			
	Antenna Center Line			
	Antenna Tip Height			
	Antenna Model			
	Antenna Pattern			
	Antenna Manufacturer			
	Antenna Quantity			
	Antenna Ports			
	Coax			
	Quantity			
	Azimuth			
	Mechanical Tilt			
Electrical Tilt				
Tilt Type				
TMA Model				
TMA Manufacturer				
Remote Radio Head Model				
Remote Radio Head Quantity				
PCS	LTE 4x4 MIMO			Notes: Future LTE on PCS
	Antenna Center Line	190	190	190
	Antenna Tip Height	194	194	194
	Antenna Model	Shared with 700	Shared with 700	Shared with 700
	Antenna Pattern			
	Antenna Manufacturer			
	Antenna Quantity			
	Antenna Ports	3, 4, 5, 6	3, 4, 5, 6	3, 4, 5, 6
	Hybrid Fiber	Shared with 700	Shared with 700	Shared with 700
	Quantity			
	Azimuth	60	180	300
	Mechanical Tilt	0	0	0
Electrical Tilt	2	2	2	
Tilt Type	RET	RET	RET	
TMA Model	0	0	0	
TMA Manufacturer	0	0	0	
Remote Radio Head Model	RRRUS12	RRRUS12	RRRUS12	
Remote Radio Head Quantity	1	1	1	
PCS	CDMA			
	Antenna Center Line			
	Antenna Tip Height			
	Antenna Model			
	Antenna Pattern			
	Antenna Manufacturer			
	Antenna Quantity			
	Antenna Ports			
	Hybrid Fiber/Coax			
	Quantity			
	Azimuth			
	Mechanical Tilt			
Electrical Tilt				
Tilt Type				
TMA Model				
TMA Manufacturer				
Remote Radio Head Model				
Remote Radio Head Quantity				
AWS	LTE 4x4 MIMO			
	Antenna Center Line	190	190	190
	Antenna Tip Height	194	194	194
	Antenna Model	SBNHH-1D65C	SBNHH-1D65C	SBNHH-1D65C
	Antenna Pattern	SBNHH-1D65C PORT 3 - +45 02DT 2110	SBNHH-1D65C PORT 3 - +45 02DT 2110	SBNHH-1D65C PORT 3 - +45 02DT 2110
	Antenna Manufacturer	ANDREW	ANDREW	ANDREW
	Antenna Quantity	1	1	1
	Antenna Ports	3, 4, 5, 6	3, 4, 5, 6	3, 4, 5, 6
	Hybrid Fiber	Shared with 700	Shared with 700	Shared with 700
	Quantity			
	Azimuth	60	180	300
	Mechanical Tilt	0	0	0
Electrical Tilt	2	2	2	
Tilt Type	RET	RET	RET	
TMA Model	0	0	0	
TMA Manufacturer	0	0	0	
Remote Radio Head Model	RRRUS12	RRRUS12	RRRUS12	
Remote Radio Head Quantity	1	1	1	

Additional Tower Components	
RRH Model Number	RRUS-12
RRH Quantity	6 on top
RRH Model Number	RRUS-B13+A2
RRH Quantity	3 on top
RayCap Model Number	RC3DC-3315-PF-48
RayCap Quantity	3
Diplexer Type	
Diplexer Manufacturer	
Diplexer Model	
Diplexer Quantity	

RF DESIGN SHEET
DWS R1

1. CONTRACTOR TO VERIFY MOST CURRENT RF DESIGN WORKSHEET (DWS)
2. REFER TO DWS AND VERIFY AZIMUTH AND DOWNTILT INFORMATION.
3. REFER TO STRUCTURAL ANALYSIS OF THE TOWER FOR COAX ROUTING

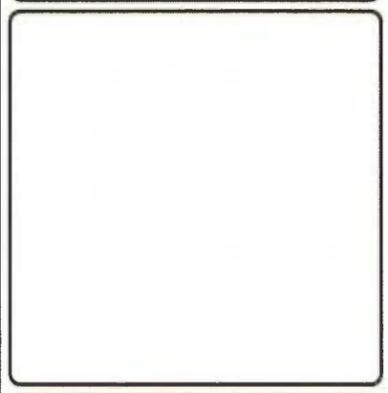
PREPARED FOR:
verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA GA 30022

A&E FIRM:
TOWERSOURCE
1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL 678-990-2338
WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO.	DATE	DESCRIPTION
A	04/05/16	ISSUED FOR REVIEW
0	05/23/16	ISSUED FOR CONSTRUCTION
1	06/28/16	UPDATED TO SKID
2	10/04/16	REVISED FOR TOWER SETBACK



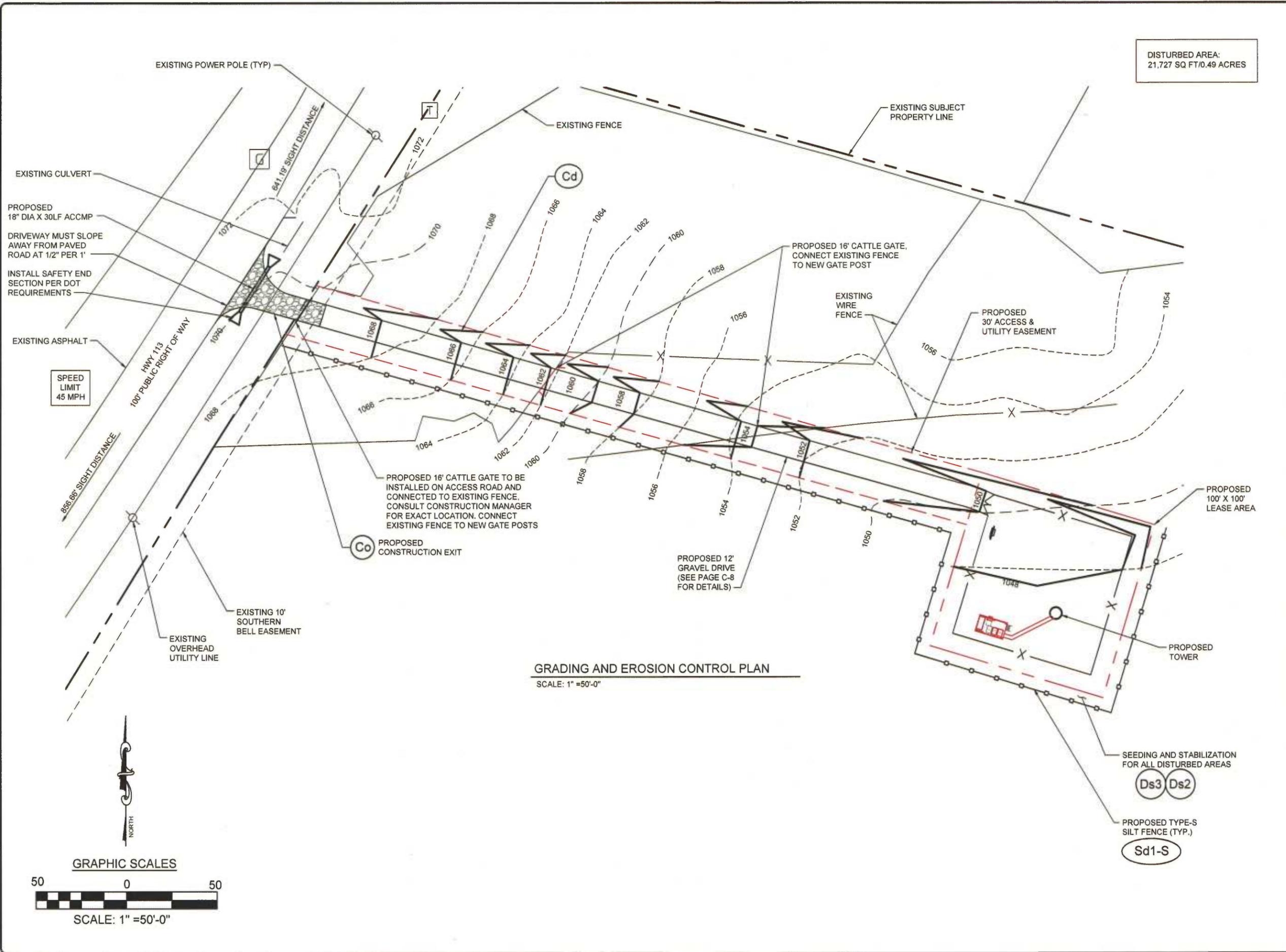
VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
VERIZON

DESIGN TYPE:
GREENFIELD

SHEET TITLE:
FIBER COLOR CODE

DRAWING NO. C-5	REVISION NO. 2
---------------------------	--------------------------



DISTURBED AREA:
21,727 SQ FT/0.49 ACRES

PREPARED FOR:
verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

A&E FIRM:
TOWERSOURCE
1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL. 678-990-2338
WWW.TOWERSOURCEINC.COM

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A&E PROJECT #: —
DRAWN BY: JBE
CHECKED BY: EBU

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1	06/28/16	UPDATED TO SKID
2	10/04/16	REVISED FOR TOWER SETBACK

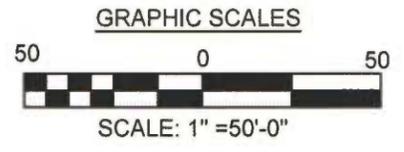
VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
VERIZON

DESIGN TYPE:
GREENFIELD

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

DRAWING NO. **C-7A** REVISION NO. **2**

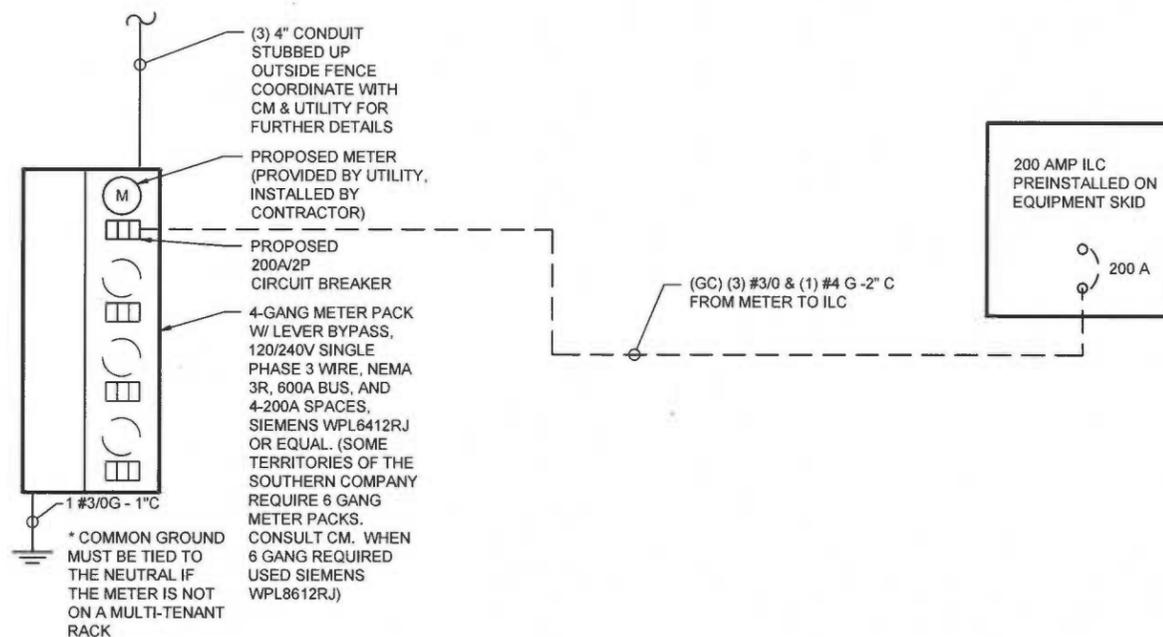


GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 50'-0"

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	---
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
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LEGEND

- AC POWER CONDUIT
- DC POWER CONDUIT
- FIBER CONDUIT
- GROUND WIRE

ONE-LINE DIAGRAM
 NOT TO SCALE

VERIZON WIRELESS SITE NAME:

LINDA LANE

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

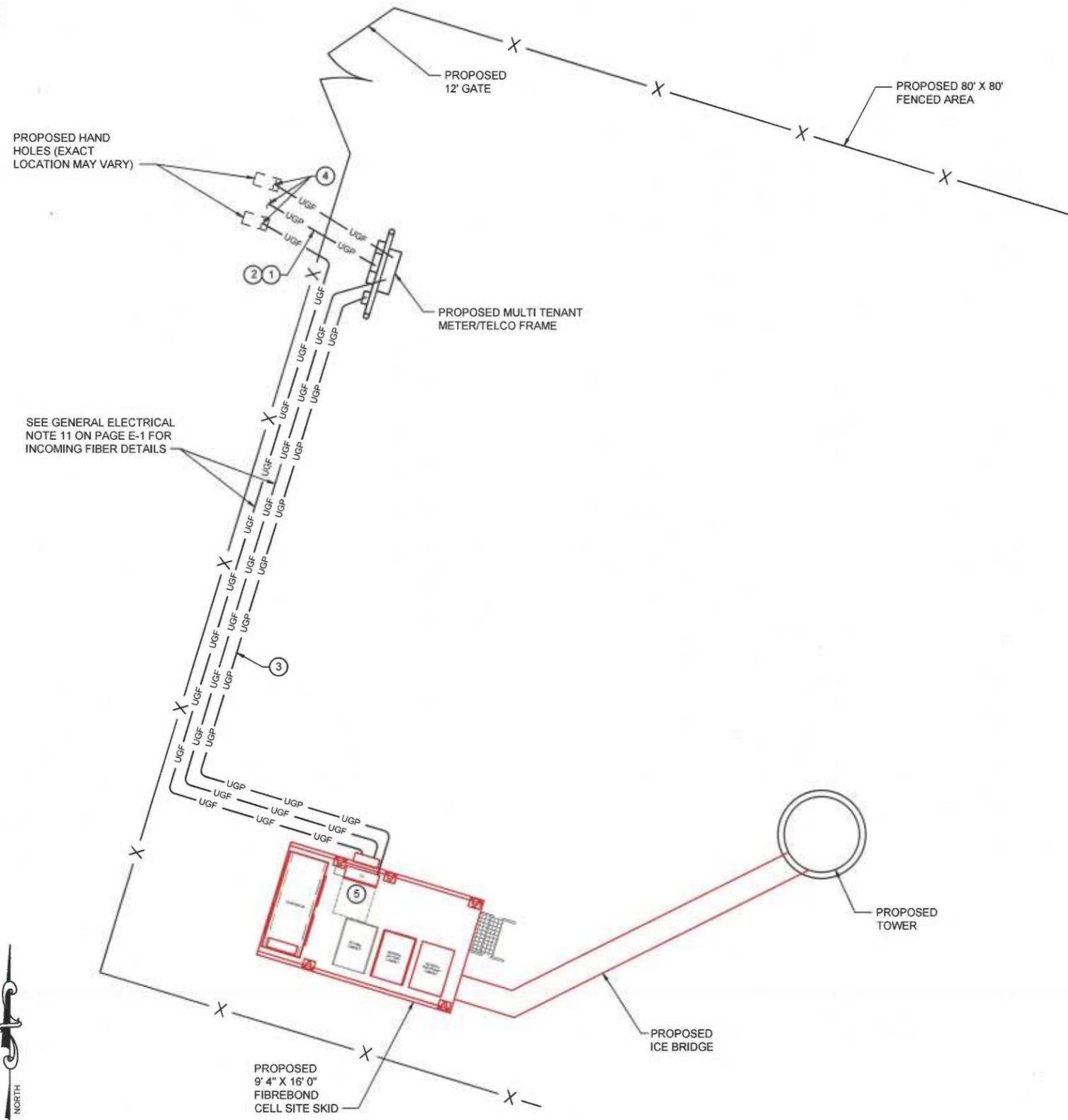
ONE-LINE DIAGRAM

DRAWING NO. REVISION NO.

E-2

2

REFER TO E-1
FOR GENERAL
ELECTRICAL NOTES



PROPOSED HAND HOLES (EXACT LOCATION MAY VARY)

PROPOSED 12' GATE

PROPOSED 80' X 80' FENCED AREA

PROPOSED MULTI TENANT METER/TELCO FRAME

SEE GENERAL ELECTRICAL NOTE 11 ON PAGE E-1 FOR INCOMING FIBER DETAILS

PROPOSED TOWER

PROPOSED ICE BRIDGE

PROPOSED 9' 4" X 16' 0" FIBREBOND CELL SITE SKID

CODED DRAWING NOTES:

1. UTILITY TO DIRECT BURY OR CONTRACTOR TO INSTALL (1) 4" C WITH PULL WIRE FOR POWER SERVICE FROM UTILITY TO NEW TRANSFORMER. SEE PM FOR DETAILS. COORDINATE WITH UTILITY FOR TRANSFORMER LOCATION.
2. (1) 4" C FOR POWER SERVICE FROM TRANSFORMER TO MULTI TENANT FRAME; REFER TO E-1.
3. (1) 2" C W PULL WIRE FROM MULTI-METER TO ATS ON FRAME AND (1) 2" C FROM ATS TO PRIMARY LOAD CENTER; REFER TO E-2.
4. COORDINATE ELECTRICAL SERVICE REQUIREMENTS IN ADVANCE WITH UTILITY COMPANY. STUB UP POWER AND TELEPHONE CONDUIT AS DIRECTED BY UTILITY COMPANY.
5. MAINTAIN ALL NEC CLEARANCES.

ABBREVIATIONS

AWG	AMERICAN WIRE GAUGE	PVC	POLYVINYL CHLORIDE
BFG	BELOW FINISH GRADE	RGS	RIGID GALVANIZED STEEL
C	CONDUIT	SS	STAINLESS STEEL
CAB	CABINET	SST	SELF SUPPORTING TOWER
DWG	DRAWING	TYP.	TYPICAL
G	GROUND		

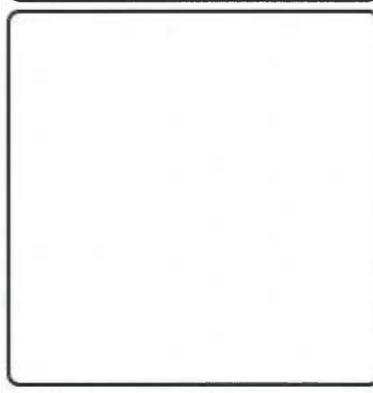
PREPARED FOR:
verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

A&E FIRM:
TOWERSOURCE
1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL 678-990-2338
WWW.TOWERSOURCEINC.COM

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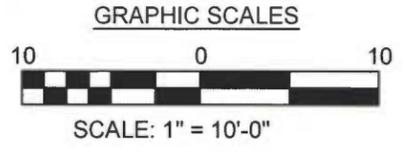
VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
VERIZON

DESIGN TYPE:
GREENFIELD

SHEET TITLE:
ELECTRICAL SITE PLAN

DRAWING NO. E-3A	REVISION NO. 2
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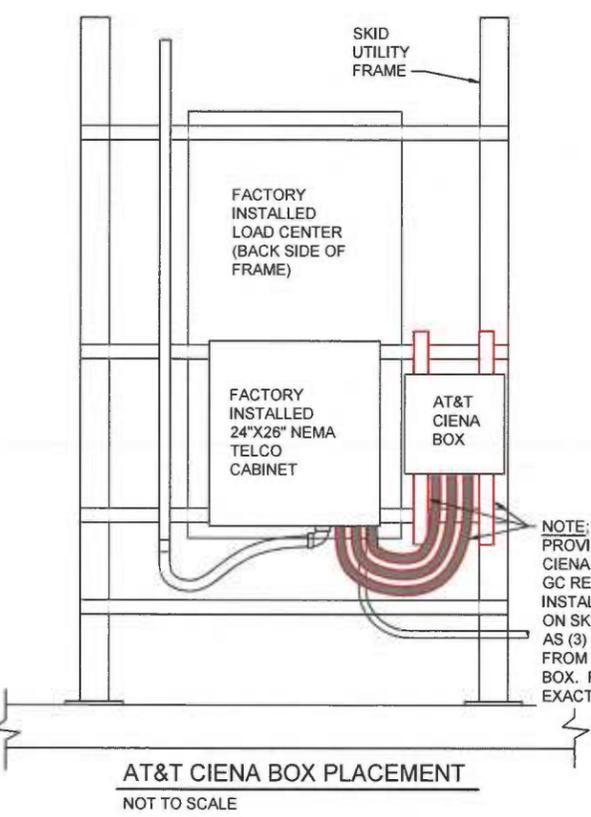
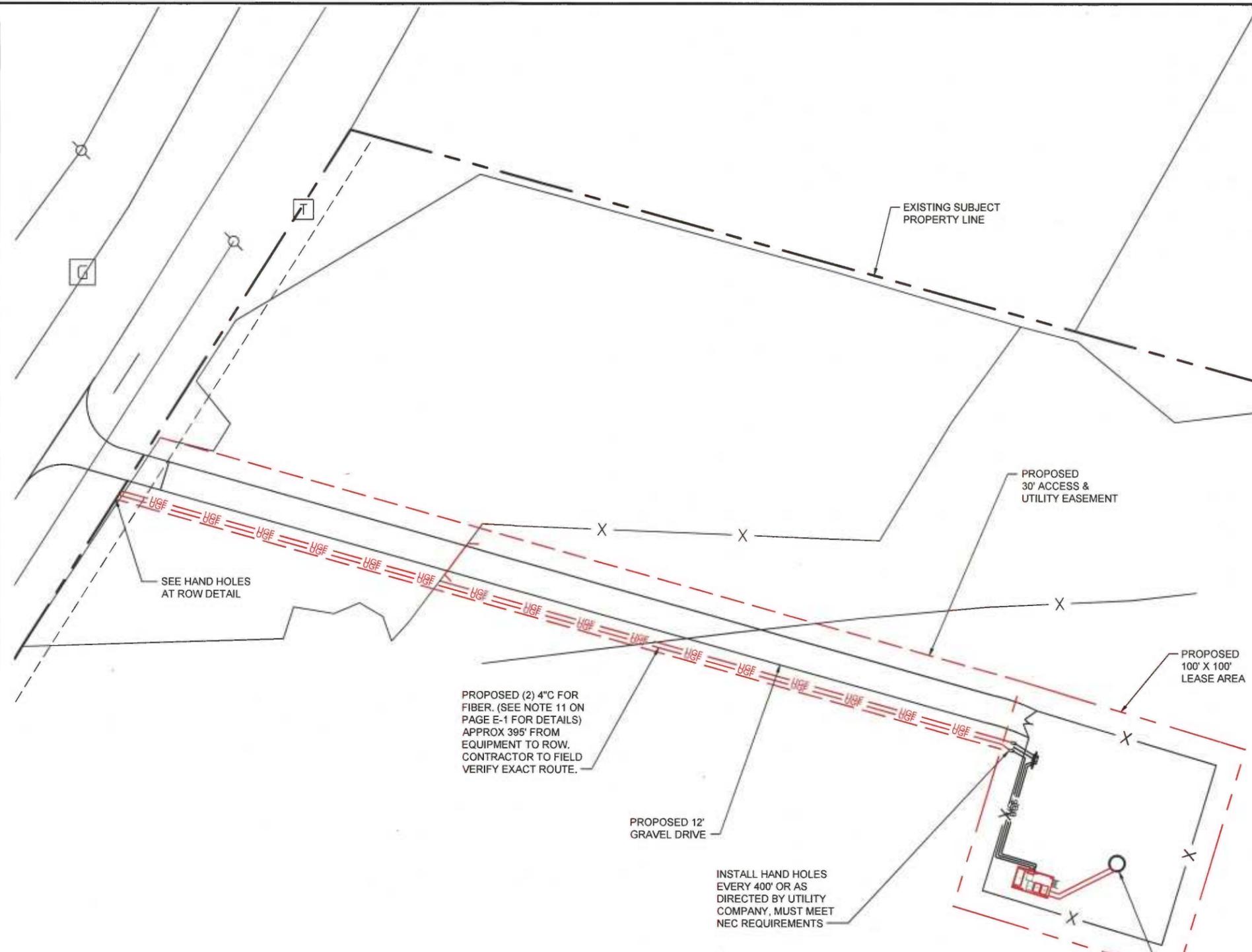
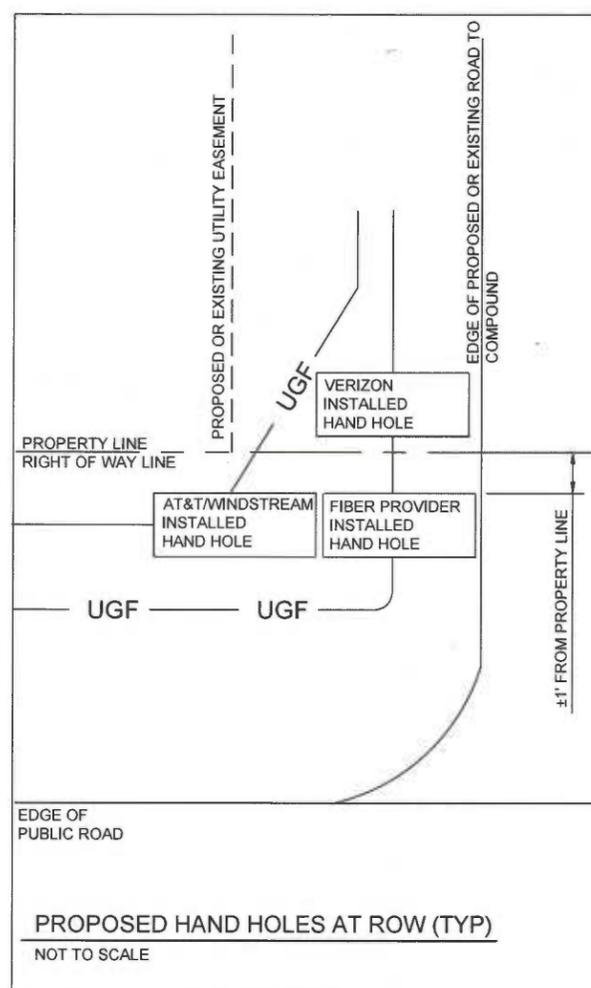


ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

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DRAWN BY:	JBE
CHECKED BY:	EBU

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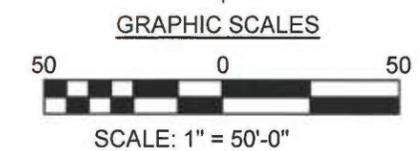
VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
 VERIZON

DESIGN TYPE:
 GREENFIELD

SHEET TITLE:
 FIBER ROUTING PLAN

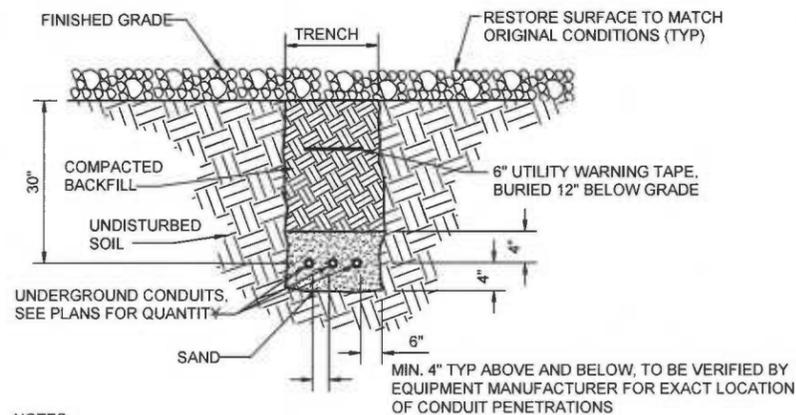
DRAWING NO. E-3B	REVISION NO. 2
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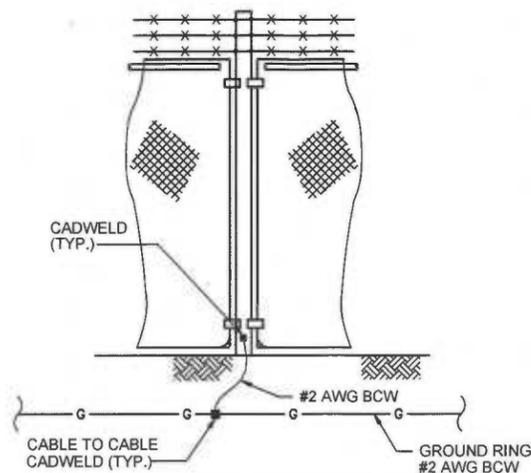
A&E PROJECT #:	-
DRAWN BY:	JBE
CHECKED BY:	EBU

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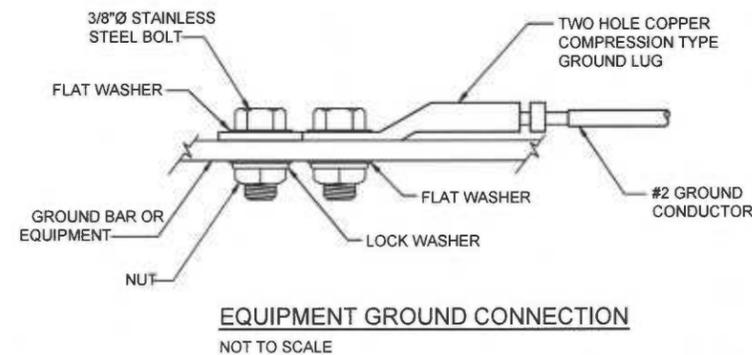


- NOTES:**
1. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW
 2. PROVIDE RGS CONDUIT & ELBOWS AT STUB UP LOCATIONS (ie POLES, EQUIPMENT, etc>)
 3. PROVIDE RGS CONDUIT BELOW PARKING LOTS & ROADWAYS.

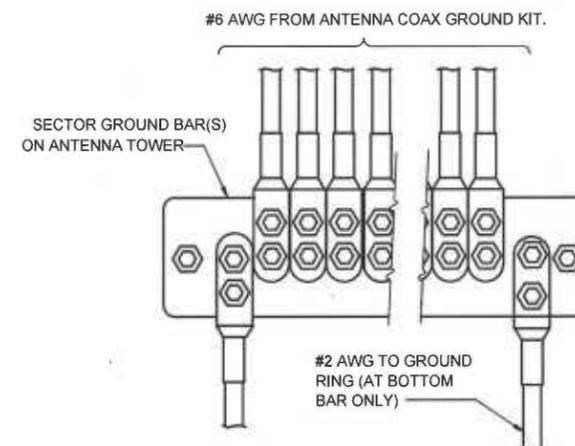
TYPICAL TRENCH DETAIL
 NOT TO SCALE



FENCE GROUNDING
 NOT TO SCALE

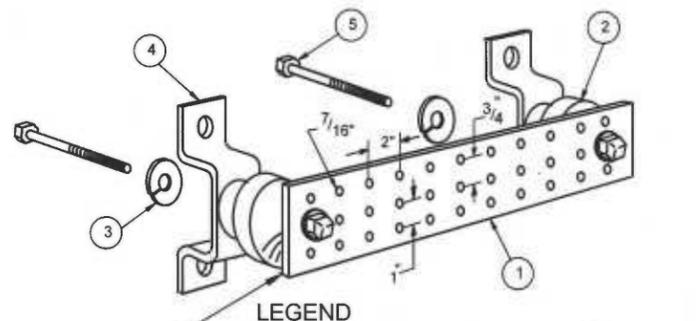


EQUIPMENT GROUND CONNECTION
 NOT TO SCALE



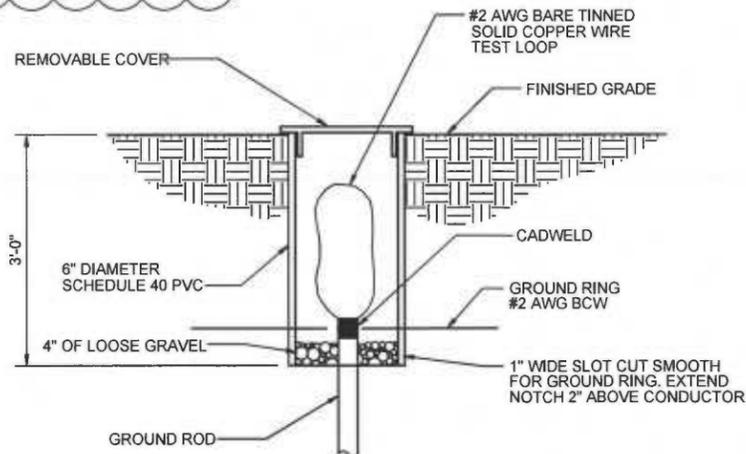
- NOTES:**
1. GALVANIZED STEEL GROUND BAR 1/4"x4"x14" 2-HOLE CONNECTORS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
 2. SIMILAR INSTALLATION FOR TOP AND BOTTOM TOWER GROUND BARS AND FOR COAX ENTRY PORT GROUND BARS.
 3. VZW STOLEN PROPERTY" TO BE ENGRAVED IN STEEL

ANTENNA GROUND WIRE INSTALLATION
 NOT TO SCALE

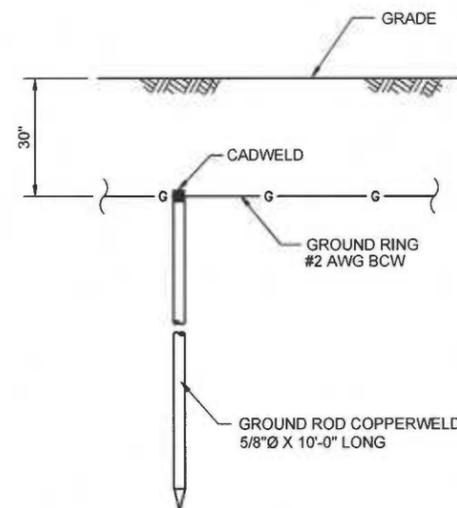


- LEGEND**
- 1 - GALVANIZED STEEL GROUND BAR, 1/4"x4"x14"
 - 2 - INSULATORS (NO INSULATORS ON TOWER)
 - 3 - 5/8" LOCKWASHERS
 - 4 - MOUNTING BRACKET (MOUNT HORIZONTAL ON VERTICAL CABLE LADDER)
 - 5 - 5/8-11 X 1" H.H.C.S.BOLTS
 - 6 - VZW STOLEN PROPERTY" TO BE ENGRAVED IN STEEL
- GROUND BAR DETAIL**
 NOT TO SCALE

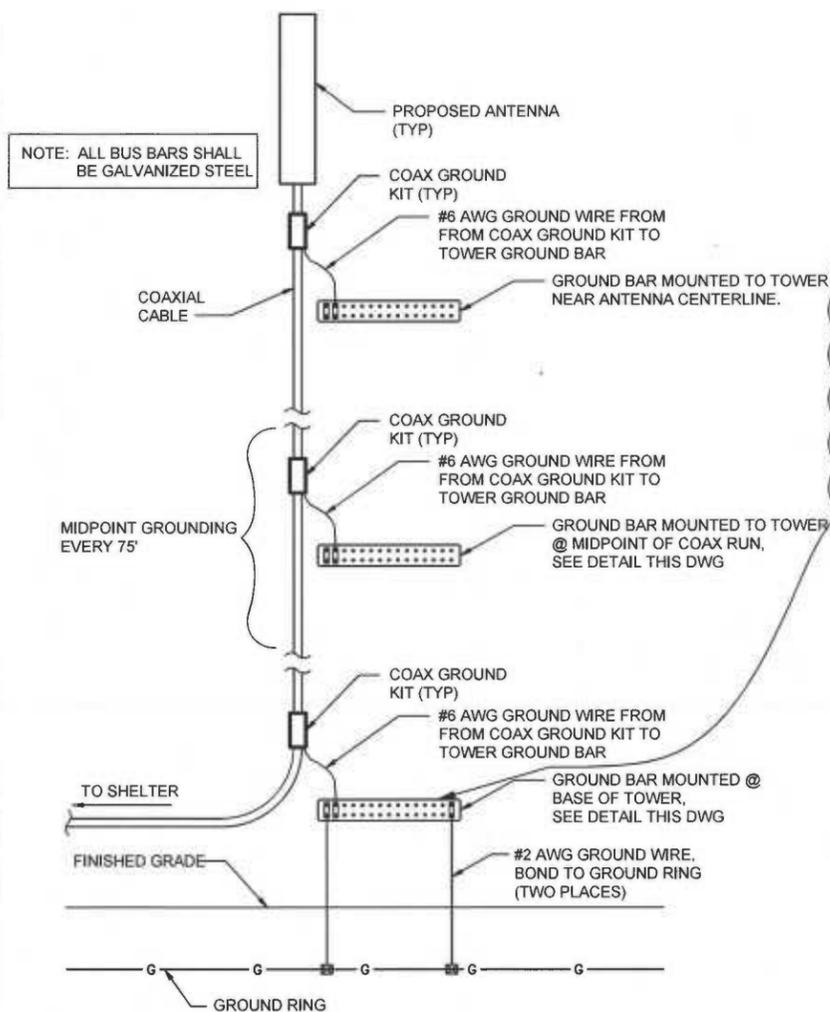
TREE TANGLEFOOT (INSECT BARRIER GLUE) HAS BEEN PURCHASED BY MIRACLE GRO AND SHOULD BE AVAILABLE IN SPRING 2016. UNTIL THEN AN EQUIVALENT SUBSTITUTE CAN BE USED SUCH AS: INSECT BARRIER GLUE
http://www.kenmuir.co.uk/index.php?route=product/product&product_id=364
 OR
 STIKEM SPECIAL PEST GLUE
<http://www.smoilt.com.au/itemdetails/2020>
 COAT ENTIRE BUS BAR ON SHELTER AND TOWER AND ALL GROUND LEADS FROM EQUIPMENT



GROUND ROD INSPECTION WELL
 NOT TO SCALE



GROUND ROD DETAIL
 NOT TO SCALE



COAX/TOWER GROUNDING SCHEMATIC
 NOT TO SCALE

VERIZON WIRELESS SITE NAME:

LINDA LANE

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

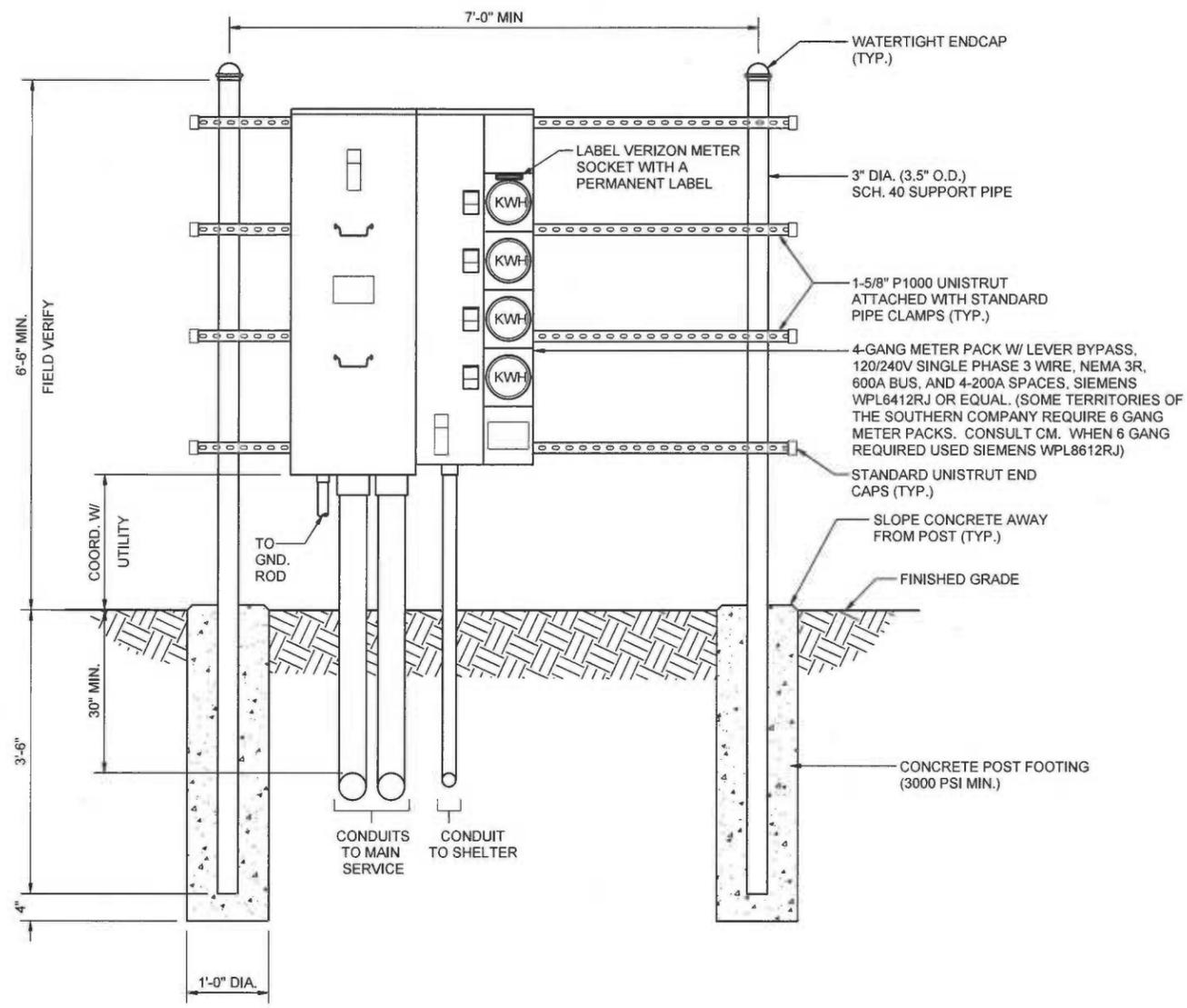
SHEET TITLE:

GROUNDING DETAILS

DRAWING NO. REVISION NO.

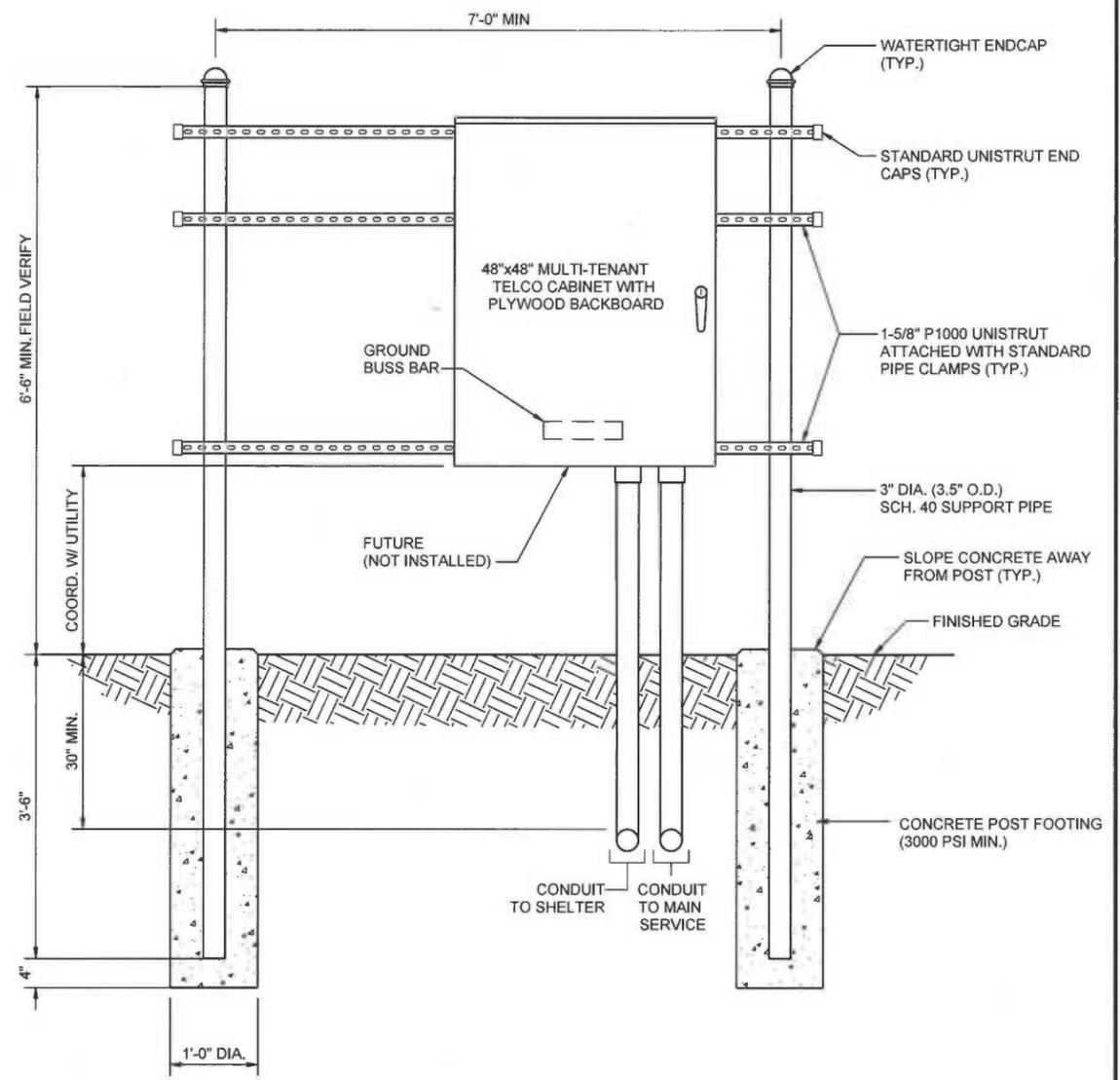
E-5

2



UTILITY FRAME DETAIL (GANG METER)

NOT TO SCALE



UTILITY FRAME DETAIL (TELCO)

NOT TO SCALE

NOTES:

1. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. ALL CONDUITS EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE.
2. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
4. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
5. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
6. TELCO CABINET SHALL BE 36"x48"x10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
7. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

PREPARED FOR:

 10300 OLD ALABAMA ROAD CONNECTOR
 ALPHARETTA GA 30022

A&E FIRM:

TOWERSOURCE
 1875 OLD ALABAMA ROAD, SUITE 1008
 ROSWELL, GA 30076
 TEL 678-990-2338
 WWW.TOWERSOURCEINC.COM

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DRAWN BY:	JBE
CHECKED BY:	EBU

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0	05/23/16	ISSUED FOR CONSTRUCTION
1	06/28/16	UPDATED TO SKID
2	10/04/16	REVISED FOR TOWER SETBACK

VERIZON WIRELESS SITE NAME:
LINDA LANE

TOWER OWNER / SITE NUMBER:
 VERIZON

DESIGN TYPE:
 GREENFIELD

SHEET TITLE:
METER FRAME DETAILS

DRAWING NO. E-6	REVISION NO. 2
---------------------------	--------------------------

Exhibit E

JAMES E. McGUIRE LLC

ATTORNEY AND COUNSELLOR AT LAW

1827 POWERS FERRY ROAD, BUILDING FIVE
ATLANTA, GEORGIA 30339

TELEPHONE 770-952-7466 FACSIMILE 888 365-2018

e-mail jimmcguire@bellsouth.net

June 14, 2016

CERTIFICATE OF TITLE

CERTIFIED TO: Southwestco Wireless LP
c/o Troutman Sanders LLP

RE: Verizon Wireless/Linda Lane, Carroll County, Georgia
File No. 1114-1904-1 (TS File No. 248170.000056)

THIS IS TO CERTIFY that I have examined the record of the title to the real estate described on Exhibit A attached hereto and subject to the liens, objections and exceptions hereinafter set out, I have determined that fee simple title to said property is vested in **Mark D. Stamps and Susan W. Stamps** by virtue of Warranty Deed with Right of Survivorship from Mark D. Stamps, dated May 15, 2009, recorded in Deed Book 4556, page 184, Carroll County, Georgia Records.

The effective date of this report is May 11, 2016.

All questions with reference to the following are expressly excepted from this certificate, and this opinion is limited to the names of married women as they appear in the chain of title and as furnished to examining counsel:

- (a) All matters affecting the title, including but not limited to any federal bankruptcy records and federal and/or state environmental lien notices, which are not filed of record with the Clerk of Superior Court in the county where the property is located.
- (b) Errors and omissions of court clerks and court personnel and all matters incorrectly indexed or incorrectly recorded. Note: Although examining counsel has included a review of the following dockets and/or indices, this Certificate excludes certification for: (i) those matters which appear on any temporary computer indices maintained by the Clerk of Superior Court and/or (ii) those matters which appear on the Hazardous Site Inventory.
- (c) All questions of survey.
- (d) Title to that portion of the premises within the bounds of any public roads.
- (e) The riparian rights of abutting owners on any stream running through the premises.
- (f) Adverse claims of tenants in possession.
- (g) All zoning laws or ordinances, subdivision or other building code regulations, whether state, municipal or county, and all governmental regulations of the use and occupancy of the premises described, including the condemnation of the land or any building or structure thereon.
- (h) Taxes not due and payable as of the effective date of this Certificate, including but not limited to the possible lien of additional real estate taxes which may become due and payable due to an appeal or reassessment of current or prior year taxes, and taxes coming due and payable for all future times.

Certificate of Title File No. 1114-1904-1
Verizon Wireless/Linda Lane
TS File No. 248170.000056
June 14, 2016
Page 2 of 8

- (i) Unrecorded claims of liens for: (i) labor or material furnished for the improvements of said property; and (ii) services on behalf of the property as extended by any real estate broker and/or agent.
- (j) The possible forfeiture of title resulting from any criminal act by any party in the chain of title.
- (k) Any municipal property and sanitary taxes and other utility assessments against said property (Note: Any information reported hereto provided from verbal information received from taxing authority.).
- (l) All superior court suit filings affecting the title to subject property (only affects updates performed over the GSCCCA for re-issuance of prior title reports).
- (m) Any real estate taxes not included hereto due to inconsistencies or errors depicting the area of subject property as generated by the mapping division of the tax assessment records of the appropriate taxing authority (Note: The below Property Tax Report provided from the best available information compiled from the computerized mapping division of the tax assessor's office.).

Title to the property identified on Exhibit A hereof is further subject to the following liens, exceptions and objections **(Note: Unless otherwise hereinafter listed, no environmental liens, activity use limitations (AUL's) or other such items were found filed of record against subject property.):**

1. Right-of-Way Easement from Mr. J. D. Stamps and Mrs. J. D. Stamps to Southern Bell Telephone and Telegraph Company, dated March 5, 1979, recorded in Deed Book 388, page 669, Carroll County, Georgia Records.
2. Relinquishment of access rights set forth in Right of Way Deed from J. D. Stamps and Mrs. J. D. Stamps to the Georgia Department of Transportation, dated September 21, 1999, recorded in Deed Book 1168, page 157, aforesaid records.
3. Relinquishment of access rights set forth in Right of Way Deed from J. D. Stamps and Mrs. J. D. Stamps to the Georgia Department of Transportation, dated September 21, 1999, recorded in Deed Book 1168, page 162, aforesaid records.

PROPERTY TAX REPORT

Property taxes are returned by Mark D. Stamps and Susan W. Stamps under map reference number 0890589. Based on a valuation of \$207,076, state and county taxes for 2015 are paid in the amount of \$2,316.26. Subject property is located outside of any city limits. Please refer to the enclosed tax report for further information.

THIS CERTIFICATE OF TITLE being executed as of the date shown above by:

JAMES E. McGUIRE LLC

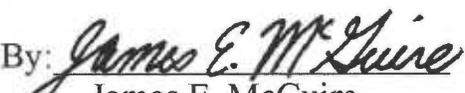
By: 
James E. McGuire

EXHIBIT A

All those certain pieces, parcels or tracts of land containing in the aggregate Eighty-Eight and Sixty-one Hundredths (88.61) acres, more or less, lying and being in Carroll County, Georgia in Militia District No. 714, to-wit:

TRACT NO. 1 containing 86.11 acres, more or less, in the north and east portion of Land Lot No. 192 in the 10th Land District and in the northwest corner of Land Lot No. 245 in the 5th Land District line forming the division line between that part of this tract of land in Land Lot 192 and that part in 245; and

TRACT NO. 2 containing 2.5 acres, more or less, in Land Lot No. 193 in the 10th Land district, immediately north of and adjoining that part of the above-described tract in Lot 192 and bounded on the south by the original north line of Lot 192 and on the west by the Carrollton and Temple public road.

All of which lands form one farm, bounded on the north by John Boatright, Vestor Moore and Sid Marlow; on the east by Little Tallapoosa River; on the south by Dutch Winkles; and on the West by Roy Sharp and Jim Sharp. Having such shape, metes, courses and distance as will more fully appear by reference to a plat thereof made by Ralph S. Brown, Surveyor, now on file with the Federal Land Bank of Columbia.

LESS AND EXCEPT THE FOLLOWING TEN PARCELS:

PARCEL ONE: One acre of land, more or less, in the 193 Land Lot of the 10th Land District of Carroll County, Georgia, more particularly described as follows:

Commencing at a point on the northeast side of the Carrollton and Temple blacktopped road (State Road No. 113), where the northwest corner of this property joins the property of Ernest McClendon, formerly owned by Vestor Moore, and extending in a southeasterly direction a distance of 420 feet to a made corner, marked by an iron stake; thence running in a southwesterly direction a distance of 105 feet to a made corner, marked by an iron stake; thence in a northwesterly direction a distance of 420 feet to a made corner on the Carrollton and Temple Road, marked by an iron stake; thence in a northeasterly direction along the northeast side of said Carrollton and Temple road a distance of 105 feet, more or less, to the point of beginning. Said Lot is presently bounded as follows: On the northeast side by property owned by Ernest McClendon and Howard Reid; on the southeast side and southwest side by property owned by Mr. and Mrs. J. D. Stamps; on the northwest side by the Carrollton and temple blacktopped road, State Road No. 113, and contains one acre, more or less. Said parcel being the same conveyed to Curtis B. Driver and Mrs. Alberta (Mrs. Curtis B.) Driver by Deed dated August 6, 1963 and recorded in Book 144, page 139 Public Records of Carroll County, Georgia.

EXHIBIT A

PARCEL TWO: All that tract or parcel of land lying and being in Land Lots 192 and 193 of the Tenth District of Carroll County, Georgia, being Lots 2 and 3 on a survey prepared for Humberto Ponce and John Wilton Key dated March 4, 1991 prepared by Jacque L. Williams of T. & L. Ventures, Inc., Registered Land Surveyor No 859, and being more particularly described as follows:

To FIND THE POINT OF BEGINNING start at the east right-of-way of Georgia Highway 113 (said right-of-way being 100 feet in total width) with the intersection of the north right-of-way of Northside Drive (said right-of-way being 100 feet in total width); running thence south 71 degrees 39 minutes 28 seconds east a distance of 152.49 feet to an iron pin found; thence running south 72 degrees 56 minutes 16 seconds east a distance of 146.18 feet to an iron pin found; thence running south 72 degrees 07 minutes 06 seconds east a distance of 121.33 feet to an iron pin found and the POINT OF BEGINNING, said point being the northwest corner of Lot 3 described herein; thence from said Point of Beginning running south 72 degrees 07 minutes 06 seconds east a distance of 80.71 feet to an iron pin found; thence running south 72 degrees 15 minutes 19 seconds east a distance of 250.55 feet to an iron pin found and the northeast corner of Lot 2; thence running south 31 degrees 17 minutes 13 seconds west a distance of 124.57 feet to an iron pin and the north right-of-way of Northside Drive; thence continuing along said right-of-way north 60 degrees 33 minutes 12 seconds west a distance of 228.13 feet to an iron pin; thence running north 60 degrees 33 minutes and 12 seconds west a distance of 93.85 feet to an iron pin found; thence running north 28 degrees 07 minutes 17 seconds east a distance of 55.69 feet to an iron pin and the Point of Beginning.

Lot 2 is shown on said survey as containing 0.54 acres and lying contiguous to said Lot 3 with Lot 3 shown on said survey as containing 0.13 acres; said Lots 2 and 3 being further described in the aforesaid plat prepared on March 4, 1991, said plat being recorded in Plat Book 40, Page 45 of the Carroll County Public Real Estate Records and being incorporated hereby for a more complete and accurate description.

Said parcel being the same conveyed to John Wilton Key and Mary Elizabeth Key by Survivorship Deed dated March 14, 1991 and recorded in Book 693, Page 710 of the Public Records of Carroll County, Georgia, and by Quit-Claim Deed dated October 29, 1992 and recorded in Book 760, Page 50 of the Public Records of Carroll County, Georgia.

EXHIBIT A

PARCEL THREE: All that tract or parcel of land lying and being in Land Lots 192 and 193, of the 10th District, Carroll County, Georgia, located on Northside Drive, consisting of 0.63 acres, more or less, being designated as "Lot 1" on a plat dated March 4, 1991 and entitled "Survey for Humberto Ponce & John Wilton Key", prepared by T & L Ventures, Inc. certified by Jacques Williams, GA RLS #859, which plat is recorded in Plat Book 40, Page 45, Carroll County Public Records. Said plat is by reference incorporated herein for a more complete and accurate description.

Said parcel being the same conveyed to Humberto Ponce & Maria Ponce by Warranty Deed dated March 1991 and recorded in Book 695, page 623 Public Records of Carroll County, Georgia.

PARCEL FOUR: All that tract or parcel of land lying and being in Land Lots 192 and 193 of the 10th District, and Land Lot 245 of the 5th District of Carroll County, Georgia, and being more particularly described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at the intersection of the center line of Highway 113 (100 foot right-of-way) and the center line of Linda Lane (60 foot right-of-way); thence north 83 degrees 7 minutes 59 seconds east 61.87 feet to a point on the southeasterly right-of-way line of Highway 113; thence south 72 degrees 48 minutes 22 seconds east 152.49 feet to a point; thence south 61 degrees 42 minutes 6 seconds east 262.94 feet to a point, being the TRUE POINT OF BEGINNING, and from said true point of beginning, south 61 degrees 42 minutes 06 seconds east 2,122.40 feet to a point, being more specifically described as the low water mark on the western boundary of the Little Tallapoosa River; thence along the low water line of said river, south 8 degrees 41 minutes 20 seconds west 69 feet to a point; thence continuing along said low water line south 12 degrees 53 minutes 4 seconds west 67.43 feet to a point; thence north 61 degrees 42 minutes 06 seconds west 2,232.69 feet to an iron pin placed; thence north 20 degrees 27 minutes 42 seconds east 56.29 feet to a point; thence north 68 degrees 9 minutes 8 seconds east 103.79 feet to a point; thence north 28 degrees 56 minutes 29 seconds east 10.05 feet to a point; thence north 68 degrees 8 minutes 15 seconds west 26.05 feet to a point; thence north 27 degrees 48 minutes 36 seconds east 55.45 feet to the true point of beginning. Said tract of land being more specifically shown as Tract 2 on a survey prepared for Carroll County by Timothy L. McGukin, Registered Land Surveyor, dated May 18, 1988, and recorded at Plat Book 34, Page 251, Carroll County Deed Records, which plat and the record thereof are by reference incorporated herein.

Said parcel being the same conveyed to Carroll County, Georgia by General Warranty Deed dated 1988 and recorded in Book 607, page 711 Public Records of Carroll County, Georgia.

EXHIBIT A

PARCEL FIVE: All that tract or parcel of land lying and being in Land Lot No. 192 of the 10th District of Carroll county, Georgia, which is more particularly described as follows, to wit: To find the point of beginning, begin at the point where the center line of Center Point road intersects the Western right of way line of Georgia Highway #113, and from said point run in a Southwesterly direction along the Western right of way line of Georgia Highway #113 a distance of 140.0 feet to a point where the Western right of way line of Georgia Highway #113 is intersected by the North original line of Land Lot No. 192 and the POINT OF BEGINNING; thence from said point of beginning, continue along the Western right of way line of Georgia Highway #113, South 27 degrees 41 minutes 59 seconds West, 129.21 feet; thence leaving the Western right of way line of Georgia Highway #113 run North 80 degrees 06 minutes 32 seconds West 168.37 feet, thence North 27 degrees 10 minutes 38 seconds East 84.3 feet to a point located on the North original line of Land Lot No. 192; thence run along the North original line of Land Lot No. 192, North 86 degrees 47 minutes 12 seconds East 189.74 feet to the point of beginning.

The above description is made in accordance with a plat prepared for Doug Steadham by Robert A. Cagle, Georgia Registered Land Survey No. 2055, dated April 14, 1980, a copy of which is recorded in Plat Book 20, page 255 in the office of the Clerk of the Superior Court of Carroll County, Georgia, and which plat is by leave of reference incorporated into and made a part of this description. Said parcel being the same conveyed to W. D. (Doug) Steadham by Warranty Deed dated April 30, 1988 and recorded in Book 406, Page 460 Public Records of Carroll County, Georgia.

PARCEL SIX: All that tract or parcel of land lying and being in Land Lot No. 192 of the 19th District of Carroll County, Georgia which is more particularly described as follows, to wit: To find the point of beginning, begin at the point where the center line of Center Point Road intersects the Western right of way line of Georgia Highway #113, and from said point run in a Southwesterly direction along the Western right of way line of Georgia Highway #113 a distance of 269.08 feet to the POINT OF BEGINNING; thence from said point of beginning, continue along the Western right of way line of Georgia Highway #113, South 27 degrees 41 minutes 59 seconds West, 160.0 feet, thence leaving the Western right of way line of Georgia Highway #113 run North 52 degrees 51 minutes 42 seconds West 161.71 feet; thence North 27 degrees 10 minutes 38 seconds East 82.0 feet; thence South 80 degrees 06 minutes 32 seconds East, 168.37 feet to the point of beginning. The above description is made in accordance with a plat prepared for Douglas Steadham by Robert A. Cagle, Georgia Registered Land Surveyor No 2055, dated April 14, 1980, a copy of which is recorded in Plat Book 20, page 256 in the office of the Clerk of the Superior Court of Carroll County, Georgia, and which plat is by leave of reference incorporated into and made a part of this description. Said parcel being the same conveyed to W. D. (Doug) Steadham by Warranty Deed dated April 30, 1988 and recorded in Book 406, page 461 Public Records of Carroll County, Georgia.

EXHIBIT A

PARCEL SEVEN: That tract or parcel of land lying and being in Land Lot 192 of the 10th Land District of Carroll County, Georgia, containing 2.72 acres, which tract is shown and delineated on a plat entitled "Survey for Ara Bell D. Hansard", which plat by Harrison Engineering Associates, Inc. and certified by Jacob Roland Harrison, Registered Surveyor 1134, dated June 14, 1978, which plat is recorded in Plat Book 18, page 101, in the office of the Clerk of Superior Court of Carroll County, Georgia, said plat and the record thereof being by reference incorporated herein. Said tract being outlined in sold lines on the plat aforesaid.

Said property being the same conveyed to Ara Hansard a/k/a Ara Bell D. Hansard by General Warranty Deed dated June 20, 1978 and recorded in Book 376, Page 759 Public Records of Carroll County, Georgia,

PARCEL EIGHT: That tract or parcel of land lying and being in Land Lot 192 of the 10th Land District of Carroll County, Georgia, on the southeast side of Georgia Highway 113, which property is shown and delineated on a plat entitled "Survey for Ara Bell D. Hansard", which plat by Harrison Engineering Associates, Inc., certified by Jacob Roland Harrison, Registered Surveyor 1134, dated June 5, 1978, is recorded in Plat Book 18, page 99, in the office of the Clerk of Court of Superior Court of Carroll County, Georgia, which plat and the record thereof are each expressly by reference incorporated herein. Said tract is described narratively as BEGINNING at an iron pin in the southeast boundary of Highway 113, situated 253.98 feet southwest along that boundary from its intersection with the north line of Lot 192, which is the south line of Lot 193, and from thence running back from highway south 74 degrees 33 minutes 30 seconds east 321.51 feet to an iron pin set; thence south 29 degrees 27 minutes 58 seconds west 210 feet to an iron pin set; thence north 74 degrees 33 minutes 19 seconds west 321.51 feet to an iron pin set in said boundary of said Highway 113, thence along that boundary curvature 210 feet (the chord of this curve being north 29 degrees 27 minutes 58 seconds east 209.98 feet) to the iron pin which is the point of beginning; having situated thereon one, one-story, 7-room, 1-1/2 bath frame dwelling and other improvements as shown on said plat and on the land. Said parcel being the same property conveyed to Ara Hansard by Warranty Deed dated June 20, 1978 and recorded in Book 376, page 745, Carroll County, Georgia Public Deed Records.

PARCEL NINE: All that tract or parcel of land situate, lying and being in the County of Carroll, State of Georgia, in Land Lot 192 of the 10th District, and more particularly described as follows: Beginning at a point on the west side of the Carrollton-Temple Road (Ga. Hwy. 113) at a point where the southeast corner of the property of Mr. & Mrs. J. D. Stamps intersects with the west side of the Carrollton-Temple Road; thence in a westerly direction 150 feet, more or less, to a point, thence in a northerly direction 200 feet, more or less, to a point, thence in an easterly direction 150 feet, more or less, to a point on the west side of the Carrollton-Temple Road; thence in a southerly direction along the west side of the Carrollton-Temple Road 200 feet, more or less, to the point of beginning.

Certificate of Title File No. 1114-1904-1
Verizon Wireless/Linda Lane
TS File No. 248170.000056
June 14, 2016
Page 8 of 8

EXHIBIT A

This tract of land is the southernmost portion of the tract of land owned by Mr. & Mrs. J. D. Stamps, lying west of the Carrollton-Temple Road and is bounded on the east by said Carrollton-Temple Road, on the south and west by Roy Sharp and on the north by property of Mr. & Mrs. J. D. Stamps. This lot is carved out of Tract 1 as shown and described in Deed Book 107 page 115, records of Carroll County, Georgia. This is the same property as described in that certain Warranty Deed dated July 9, 1968 and recorded in Deed Book 197, page 132, Carroll County, Georgia Public Deed Records.

PARCEL TEN: All that tract or parcel of land lying and being in the County of Carroll, State of Georgia, in Land Lot 192 of the 10th District and more particularly described as follows:

BEGINNING at a point on the West side of the Carrollton-Temple Road, Georgia (Georgia Highway 113) at a point where the North property line of the property purchased by James K. Patterson from J. D. Stamps; thence, in a westerly direction 155 feet, more or less, along the North line of the property formerly owned by James K. Patterson; thence, in a northerly direction 200 feet to a point; thence, in an easterly direction 155 feet, more or less, to a point on the West side of Georgia Highway 113; thence, in a southerly direction along the West side of Georgia Highway 113 200 feet to the point of BEGINNING. This tract of land is bounded on the South by the property of Jimmy G. and Dennis H. McDowell as purchased from James K. Patterson on the West and North by J. D. Stamps and on the East by Georgia Highway 113. This is the same property as described in that certain Warranty Deed dated February 10, 1970 and recorded in Deed Book 223, page 422, Carroll County, Georgia Public Deed Records.

FURTHER LESS AND EXCEPT that portion of the above described property conveyed by Right of Way Deeds from J. D. Stamps and Mrs. J. D. Stamps to the Georgia Department of Transportation, dated September 21, 1999, recorded in Deed Book 1168, pages 157 and 162, Carroll County, Georgia Records.

Exhibit F



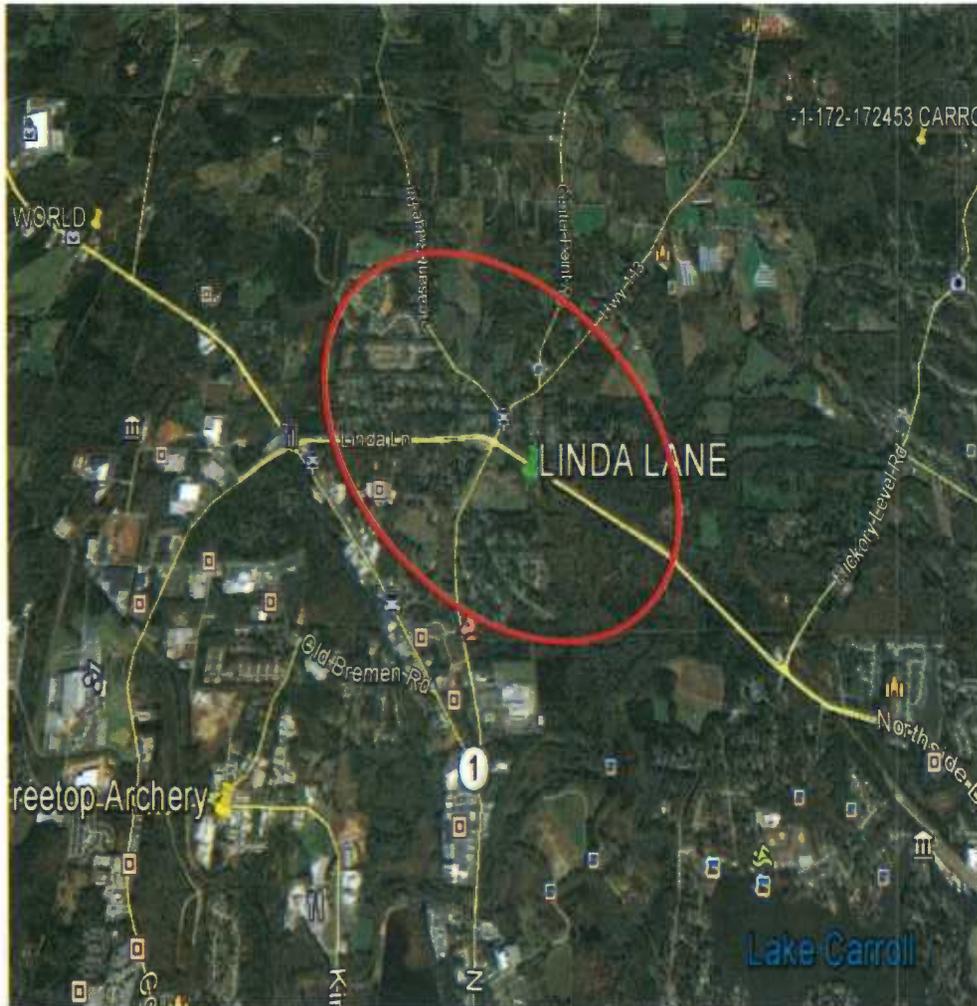
RF Propagation Maps for Linda Lane Site

12 July 2016

Evelyn Rodelas
Radio Frequency Engineer
Verizon Wireless



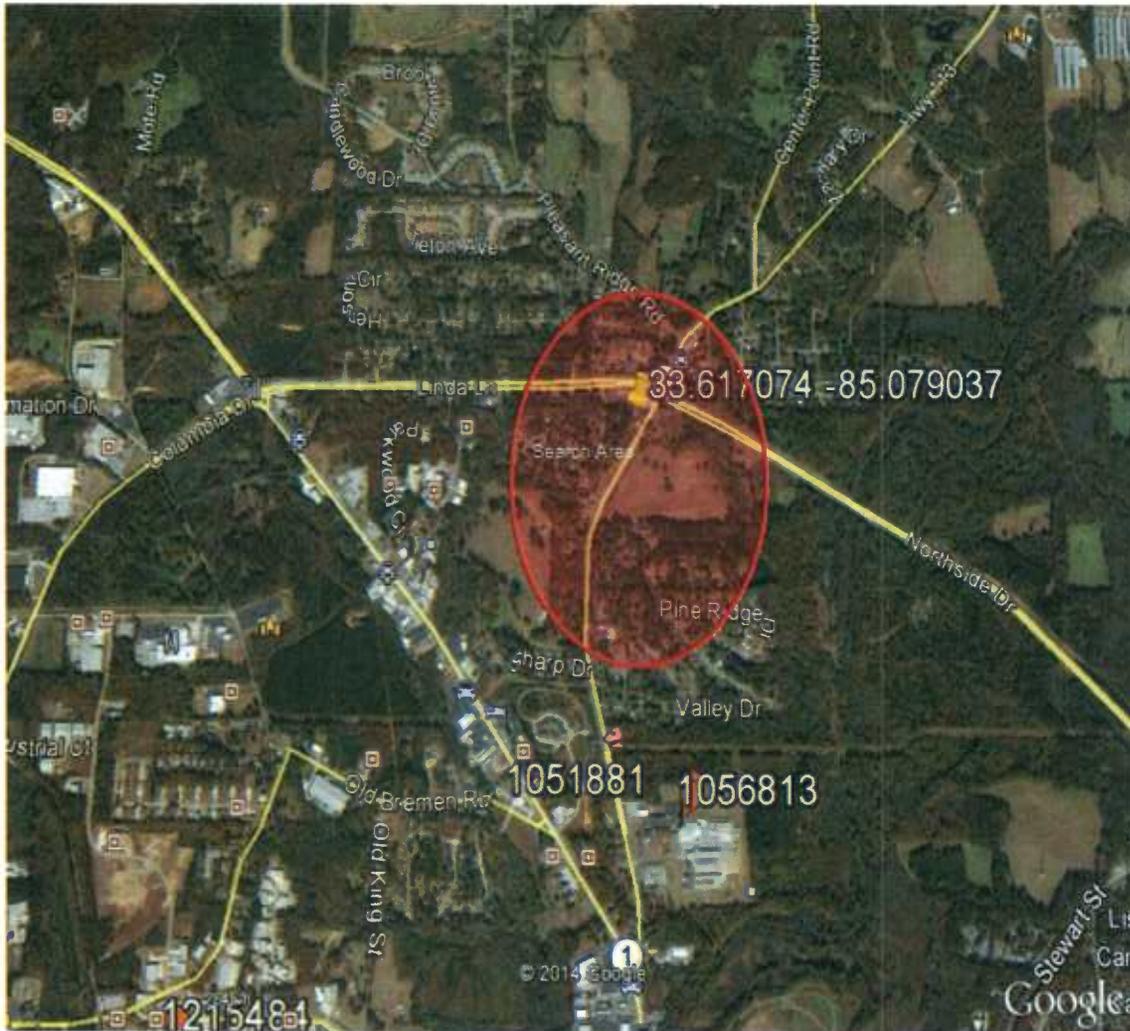
Service Area



- Linda Lane is in FCC Market #
 - BEA040 for AWS B
 - REA002 for AWS F
 - CMA375 for Cellular A
 - BTA024 for PCS C
 - REA002 for Upper 700 MHz
- It is located along Northside Drive which is south of I-20
- Location Coordinates
 - $33^{\circ}36'54.36''N, 85^{\circ}4'31.38''W$
- Service improvements targeted on the area as shown to the left.
- Proposed tower height = 190' (with a 9' lightning rod)



Linda Lane – Search Area



Design Objective:

- To offload traffic from the Carrollton gamma sector.



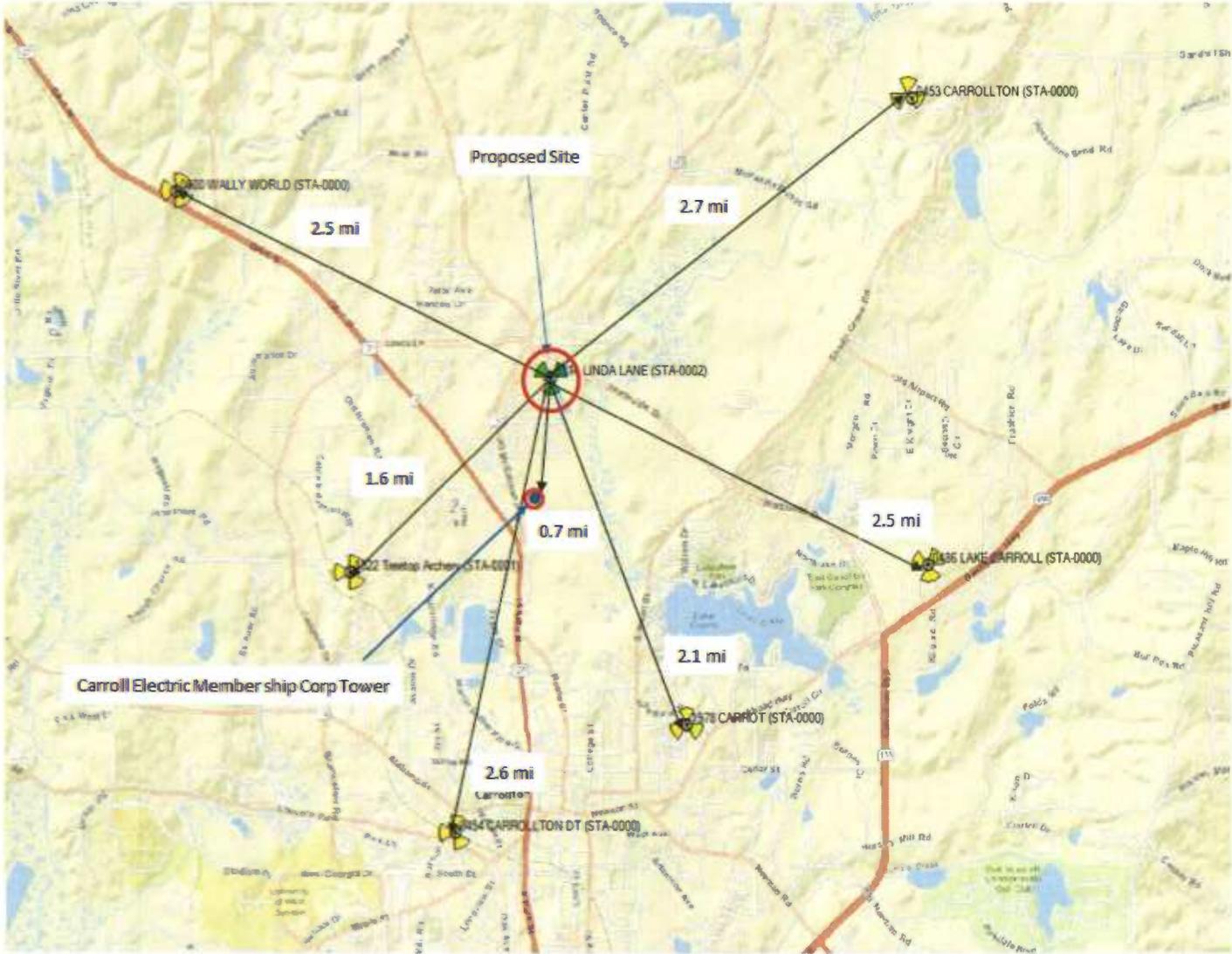
Inventory of existing towers



- There is no existing tower within $\frac{1}{4}$ mile of the proposed tower location



Distance of proposed site to the existing VZW sites & existing non VZW site/tower





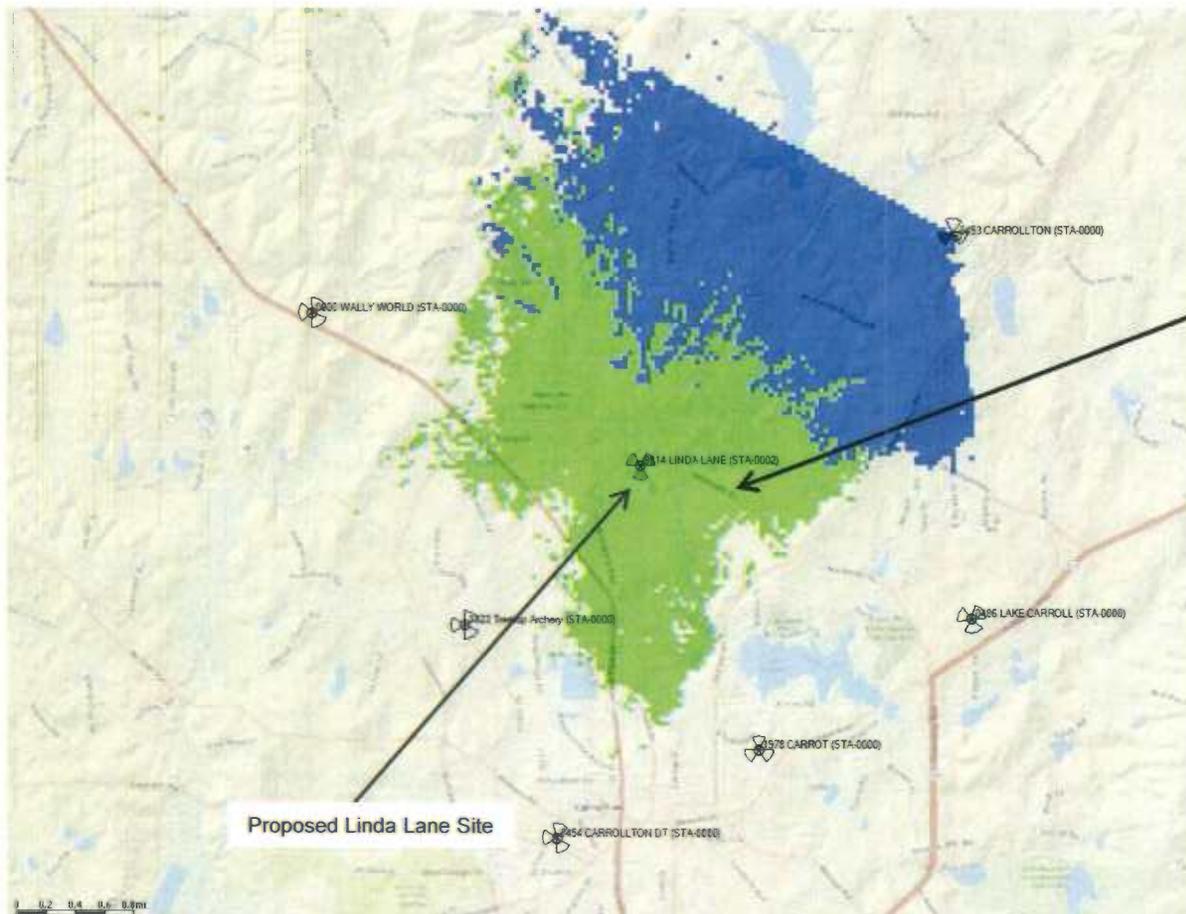
Existing area of need for capacity relief



- Capacity issues exist in the area between existing Verizon Wireless sites due to a lack of cell density.
- Design goal of Linda Lane is to offload Carrollton gamma sector.
- Cell site sector color represents the area where mobile user would be serviced.
- Carrollton gamma sector coverage area is color blue.



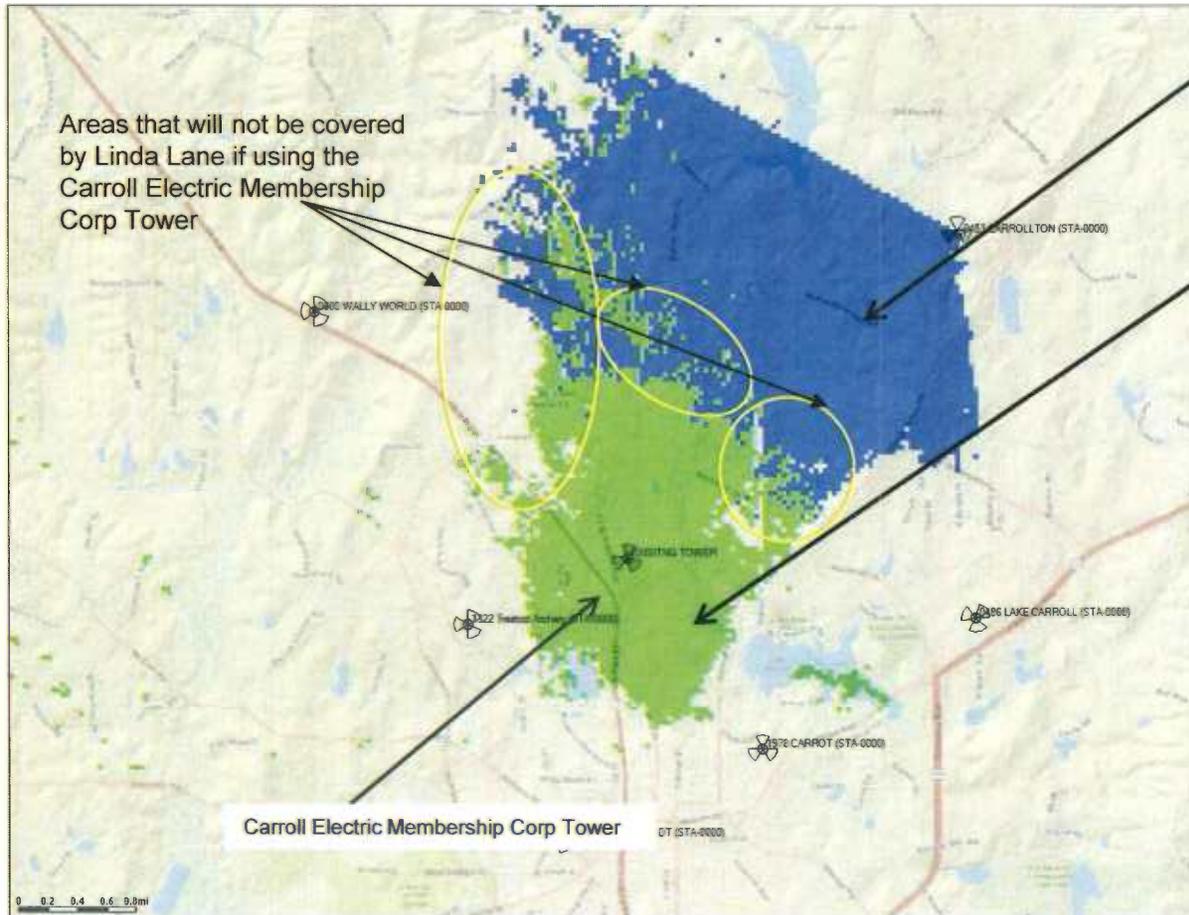
Proposed capacity relief with Linda Lane site



- Proposed Linda Lane site located along Northside Drive provides offload to Carrollton gamma sector.
- Color green represents the area where the proposed Linda Lane site will be the best server.
- Linda Lane will carry the traffic from the residential area and busy roads.



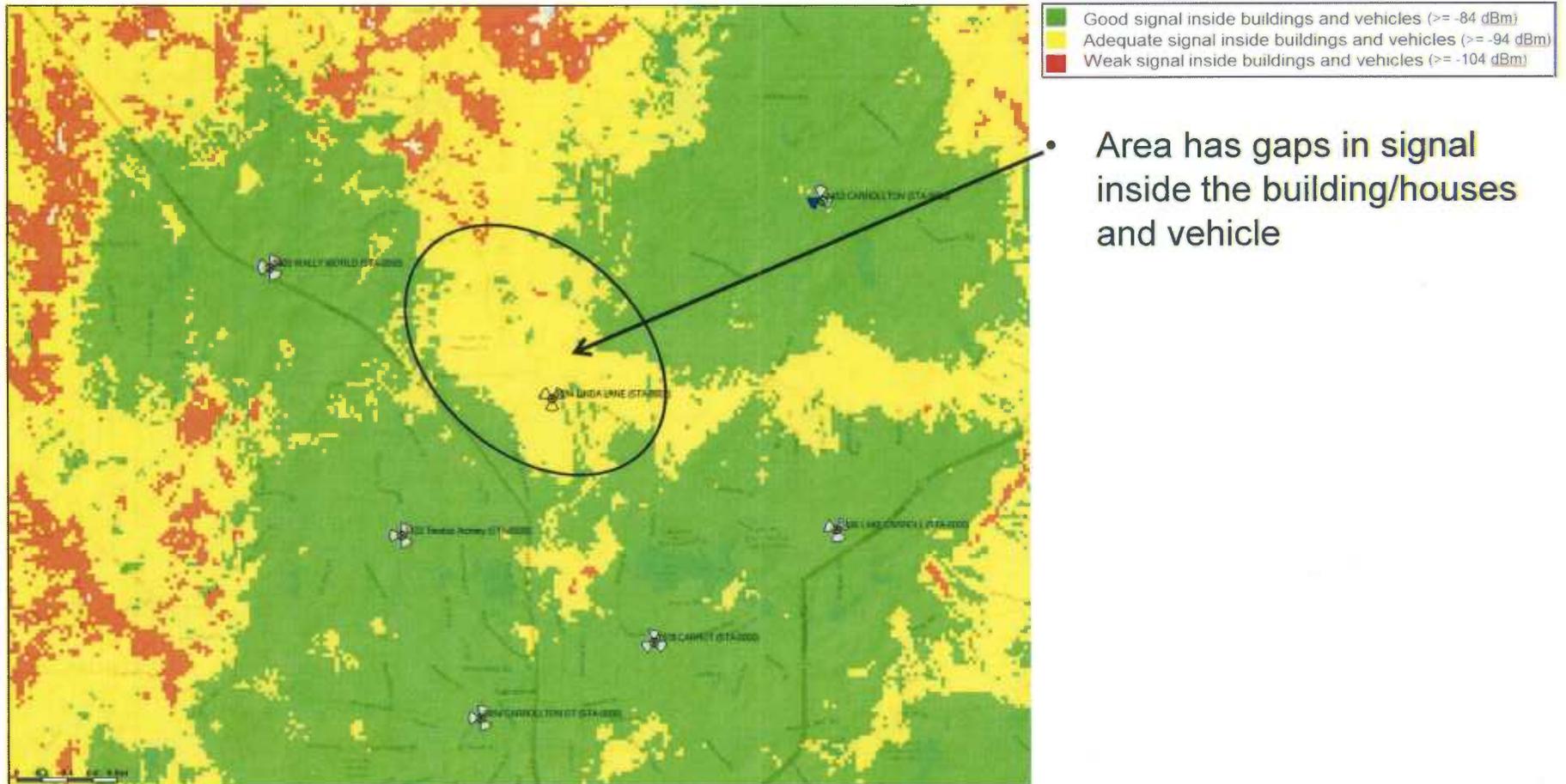
Capacity relief using existing tower



- Color blue represents the Carrollton gamma sector as the best server.
- Color green represents the coverage area using Carroll Electric Membership Corp Tower.
- Using this existing tower, coverage shifts to the south and does not adequately meet the needs in this search area. It covers less on the north area of Northside Drive/Linda Lane. It will not cover enough traffic to better offload Carrollton gamma sector.

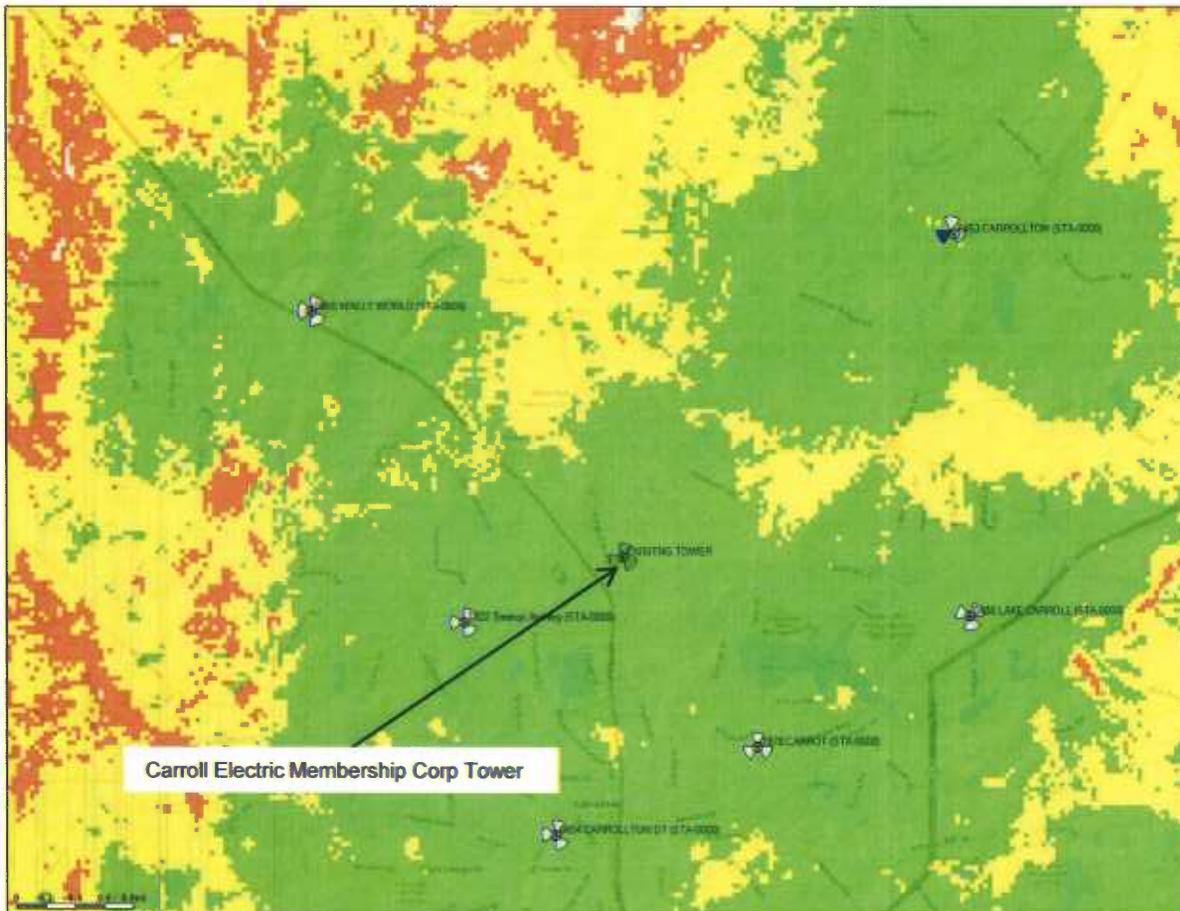


Existing LTE Coverage





Proposed LTE Coverage with Linda Lane Site using the existing tower

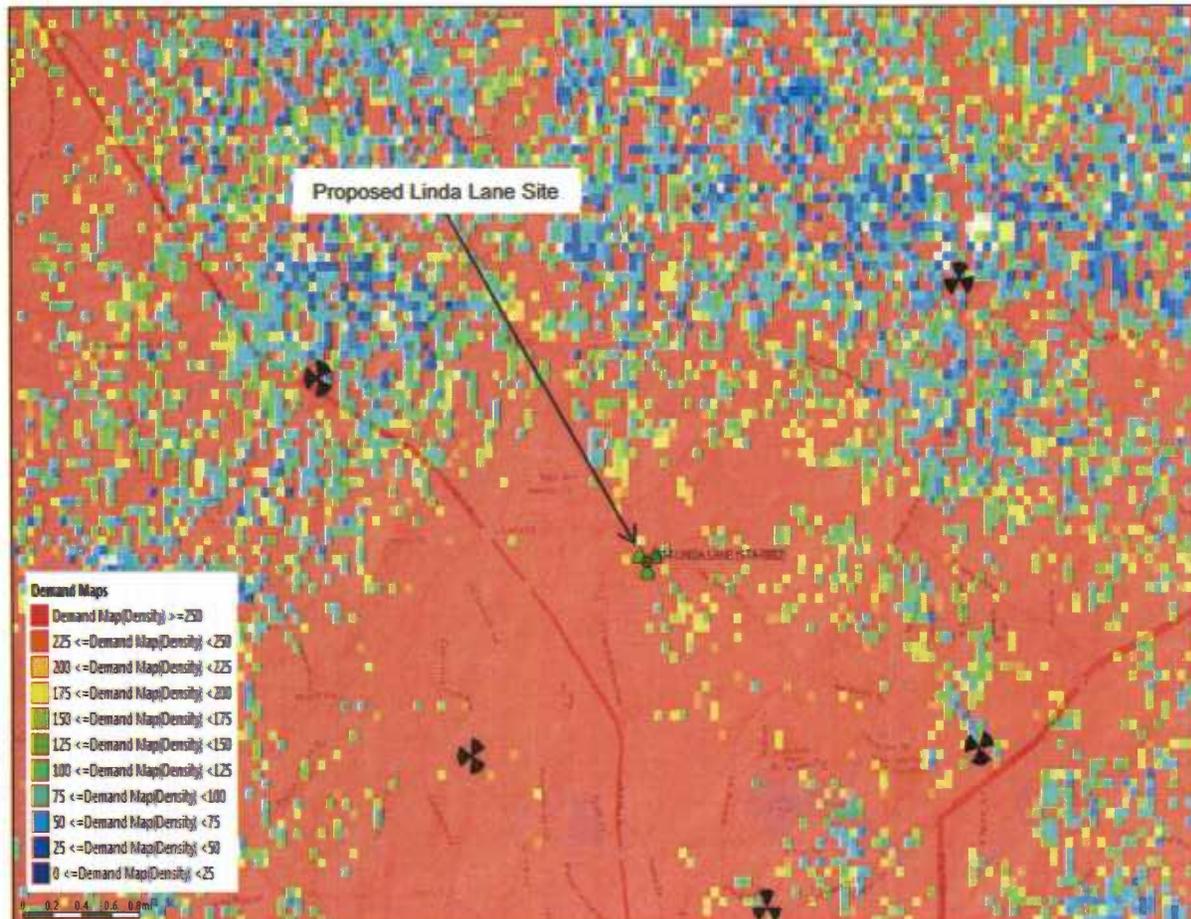


Green	Good signal inside buildings and vehicles (>= -84 dBm)
Yellow	Adequate signal inside buildings and vehicles (>= -94 dBm)
Red	Weak signal inside buildings and vehicles (>= -104 dBm)

- The existing tower (Carroll Electric Membership Corp Tower) is too close to existing VZW Treetop Archery site.
- It is not a strategic location for the proposed Linda Lane site and does not meet service needs within the identified search area.



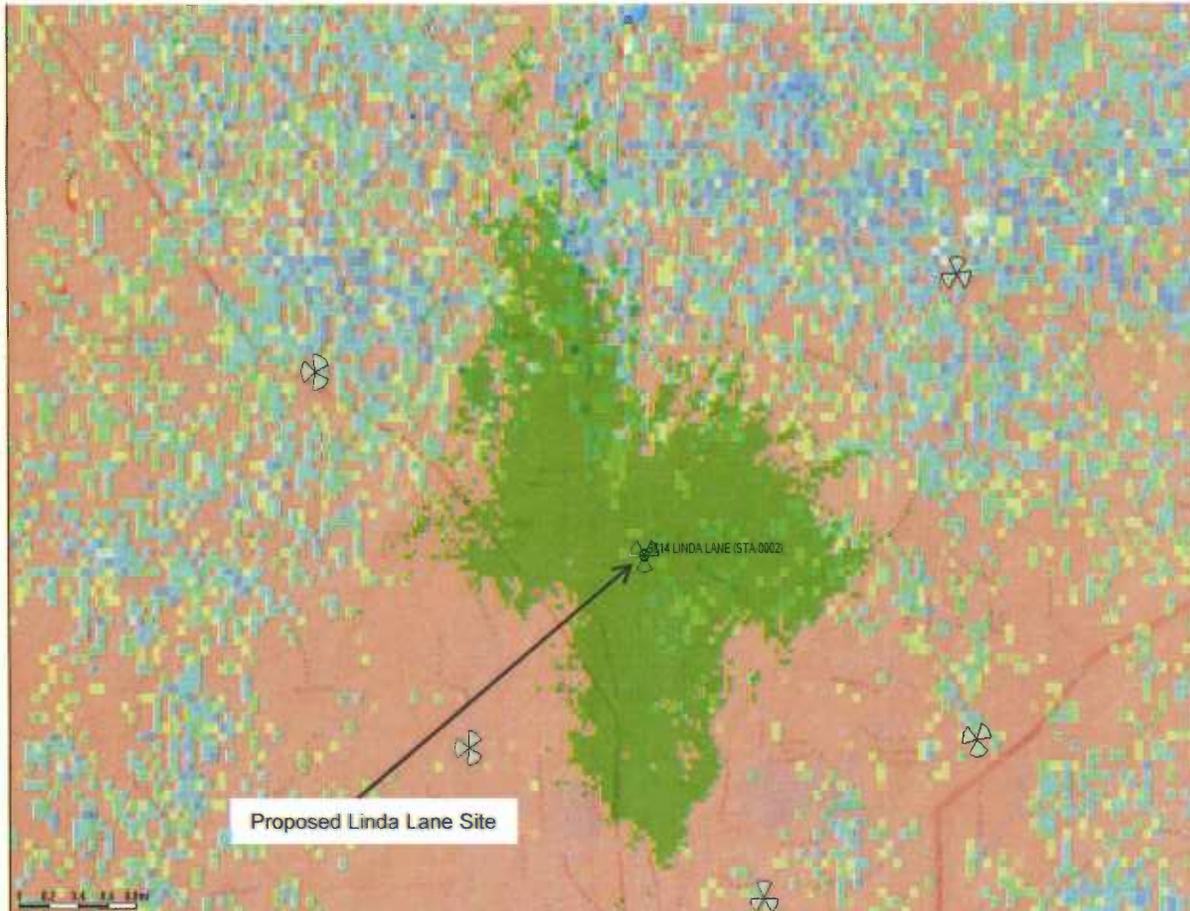
Demand Map Density



- This area shows the high demand for LTE 700 and AWS services.
- The red signifies more demand while the blue less demand.
- Linda Lane site is positioned to an area where there is high demand.



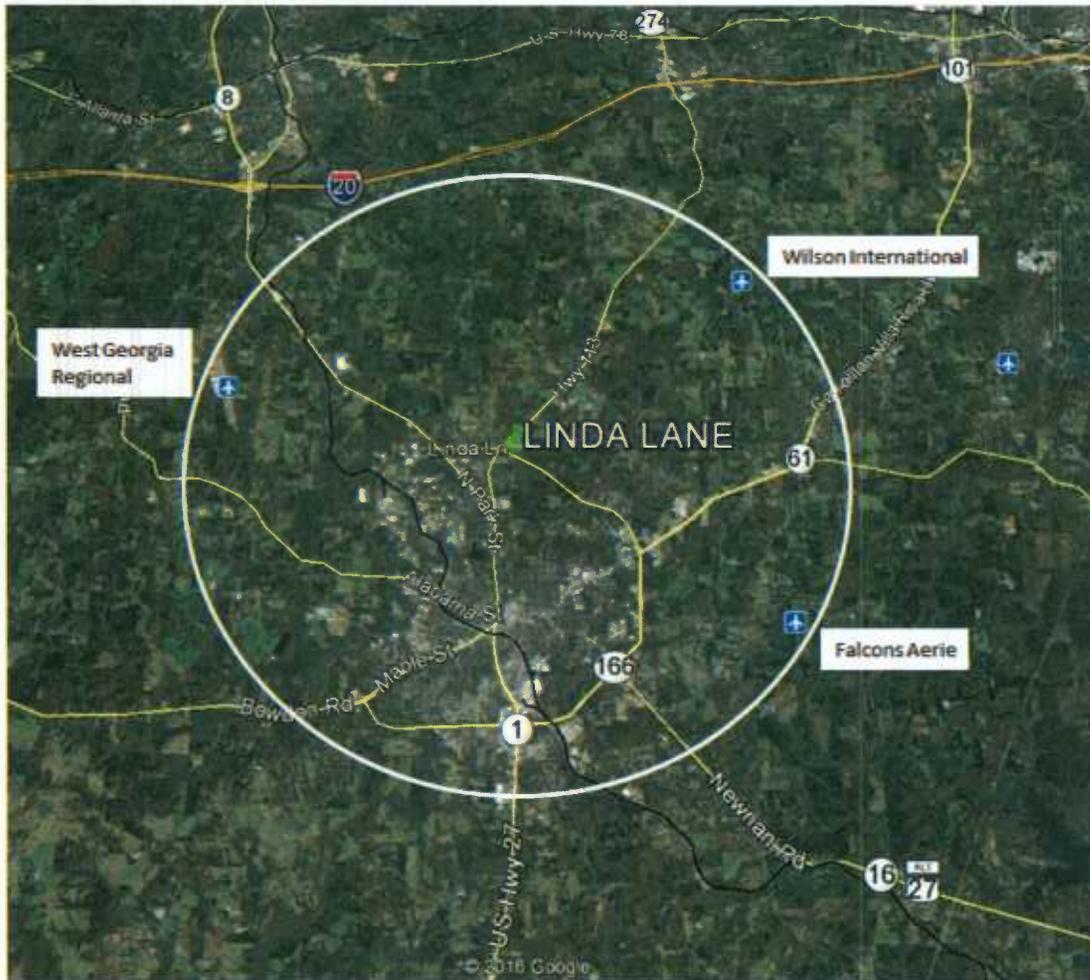
Demand Map Density with proposed Linda Lane



- Color green represents where Linda Lane will be the primary server in the area.
- Linda Lane will provide capacity relief to the existing sites.



Air Navigation within 5 mile radius of the proposed site



The 3 airfields within 5 mile radius from the proposed site are as follows.

1. Wilson International Airport
154 Broad Oak Ln
Carrollton, GA 30116
2. Falcons Aeries Airport
Horsley Mill Rd
Carrollton, GA 30116
3. West Georgia Regional Airport
635 Regional Airport Rd,
Carrollton, GA 30117

Exhibit G



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

September 29, 2016

Mr. Artagus Newell, Zoning Administrator
Carroll County Department of Community Development
423 College Street
Carrollton, Georgia 30117

**Re: Conditional Use Permit & Variance Application to allow for a 190-foot
Telecommunications Facility to be located at 1420 Northside Drive, Carroll County,
Georgia**

To Whom It May Concern:

The primary need for the proposed telecommunications facility is to provide capacity relief to the existing Verizon Wireless site. The site is identified on the attached maps as "Carrollton site". Verizon Wireless utilizes 3G CDMA and 4G LTE technologies that reuse spectrum on all cell sites, which is the most efficient wireless network operation. The existing tower is running at full capacity presently, with all Verizon-licensed FCC spectrum used in all directions. When an existing site requires more capacity than it is capable of delivering then a new point of service is required. Note that sufficient capacity is required to deliver excellent download and upload speeds of mobile phones, tablets and other devices that use 4G LTE technology. On page 6 of the attached RF Propagation Maps the area in blue demonstrates where capacity relief is required for the Carrollton gamma sector. The location of the proposed site is plotted in green on page 7 of the Propagation Maps to demonstrate the effectiveness of the capacity offload. As you can see, a significant portion on the south west area of the existing Carrollton site is positively impacted by the proposed Linda Lane site.

In addition to capacity relief, the proposed Linda Lane site will further improve the existing LTE wireless service in the central portion of Carroll County by adding geographical coverage with a new point of service. As shown on page 10 on the Propagation Map, this site will provide improved service between sites that are now stretching to serve customers in this area. The In-Building and in-vehicle coverage will be better to the residential area along Hwy 113, Linda Lane and Northside Drive.

The search area for this project is centered in the intersection of Linda Lane and Hwy 113 with an approximate search radius of 0.4 mile. Verizon Wireless has made every reasonable

attempt to utilize existing structures to meet the network design goals including evaluating existing tower sites that fell slightly outside of the search area. Upon thorough examination of the service area, Verizon Wireless did not identify any existing towers located within ¼ mile of the proposed tower location. The nearest existing tower is owned by Carroll Electric Membership Corporation which is 0.7 mile from the proposed Linda Lane site. Unfortunately, this existing tower would provide only fractional offloading of the VZW Carrollton site. The limited capacity offloading of the existing tower of Carroll Electric Membership Corp is demonstrated on page 8 of the Propagation Maps.

The proposed tower height of 190' is the minimum height required to properly provide necessary capacity and coverage improvements set forth above. The proposed facility will allow Verizon Wireless to mount cellular antennas at this centerline. The location of this additional site is imperative to provide improved service for Verizon Wireless customers and the customers of other carriers collocating on the tower. The proposed antennas, wireless telecommunication equipment and tower meet all FAA and FCC standard and regulations. This new telecommunications facility will be equipped with an emergency generator with extended runtime capability and will provide additional voice and data resources that would be needed in the event of an emergency or severe weather.

Attached with this letter is the RF Compliance Report which shows that the worst-case RF power density level is predicted to be below the maximum permissible exposure (MPE) for General Population/Uncontrolled environments in accessible area. The Verizon Wireless configuration will be compliant with the FCC's guidelines for human exposure to radio frequency (RF) electromagnetic fields in normally accessible areas.

For the above mentioned reasons, the Verizon Wireless Network Team respectfully requests approval of the Conditional Use Permit & Variance application to allow for the proposed 190-foot telecommunications facility, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens of Carroll County. Thank you for your thoughtful consideration of this request.

Sincerely,



Evelyn Rodelas
RF Design Engineer
Verizon Wireless – GA/AL Region


Notary Public

9/30/16



Exhibit H

June 16, 2016

Mr. Bob Kulp
TOWERSOURCE, INC.
1875 Old Alabama Road, Suite 1008
Roswell, GA 30076

RE: Proposed 190 ft Sabre monopole and foundations for Linda Lane, GA

Dear Mr. Kulp,

Upon receipt of order, we propose to design and supply a 190' monopole and foundations for the above referenced site. The monopole and foundations will be designed for 90 mph without ice and 30 mph with 3/4" ice, Structure Class II, Exposure Category C and Topographic Category 1, in accordance with ANSI/TIA/EIA 222-G, to support the following:

- Twelve (12) 8'x1'x3" panel antennas on a 12' LP Platform @ 190', with twelve (12) 1-5/8" lines;
- Twelve (12) 8'x1'x3" panel antennas on a 12' LP Platform @ 180', with twelve (12) 1-5/8" lines;
- Twelve (12) 8'x1'x3" panel antennas on a 12' LP Platform @ 170', with twelve (12) 1-5/8" lines;
- Twelve (12) 8'x1'x3" panel antennas on a 12' LP Platform @ 160', with twelve (12) 1-5/8" lines;
- 9' Lightning Rod

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, and assuming that the wind pressure profile is similar to that used to design the monopole, the structure will yield at the location of the highest combined stress ratio. **Please note that this letter applies only to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in collapse of the structure above the separation point, within a radius equal to 1/3 the monopole height.

If you have any questions, please contact the undersigned.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



Exhibit I

LEGEND:



PHOTOGRAPH #



SITE



LINDA LANE
PHOTOSIMULATION
1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117
SITE PHOTOGRAPHY MAP

PREPARED FOR:

verizon ✓

PREPARED BY:

POWERSOURCE

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

AFTER

1

LINDA LANE
PHOTOSIMULATION

1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117

VIEW APPROXIMATELY 500 FT
FROM WEST OF SITE

PREPARED FOR:

verizon ✓

PREPARED BY:

POWEROURCE

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

BEFORE



AFTER

2

LINDA LANE
PHOTOSIMULATION

1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117

VIEW APPROXIMATELY 1500 FT
FROM NORTH OF SITE

PREPARED FOR:

verizon ✓

PREPARED BY:

 **TOWERSOURCE**

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

SPEEDY SPOT
• COLDEST BEER IN TOWN • WINE • LOTTO • GAS • GROCERIES

BEFORE



AFTER

3

LINDA LANE
PHOTOSIMULATION

1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117

VIEW APPROXIMATELY 1500 FT
FROM NORTHEAST OF SITE

PREPARED FOR:

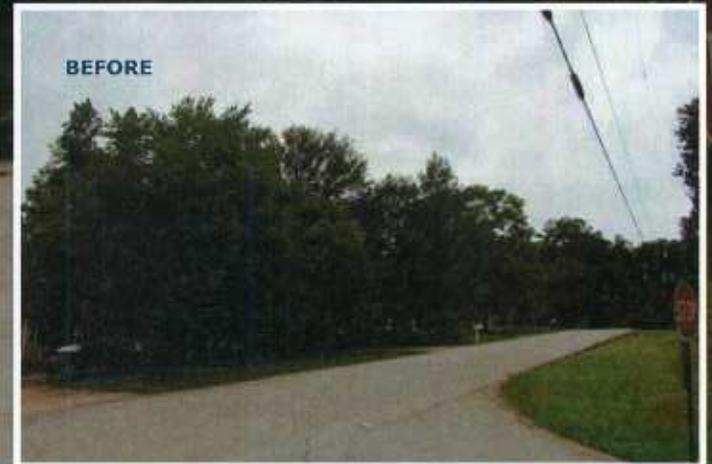
verizon ✓

PREPARED BY:

 **TOWERSOURCE**

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

BEFORE



AFTER

4

LINDA LANE

PHOTOSIMULATION

1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117

VIEW APPROXIMATELY 1500 FT
FROM NORTHWEST OF SITE

PREPARED FOR:

verizon ✓

PREPARED BY:

 **TOWERSOURCE**

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

BEFORE



5

LINDA LANE
PHOTOSIMULATION

**1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117**

**VIEW APPROXIMATELY 1500 FT
FROM WEST OF SITE**

PREPARED FOR:

verizon 

PREPARED BY:

 **TOWERSOURCE**

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338

*TOWER NOT VISIBLE FROM LOCATION

6

LINDA LANE
PHOTOSIMULATION

1420 NORTHSIDE DRIVE
CARROLLTON, GA 30117

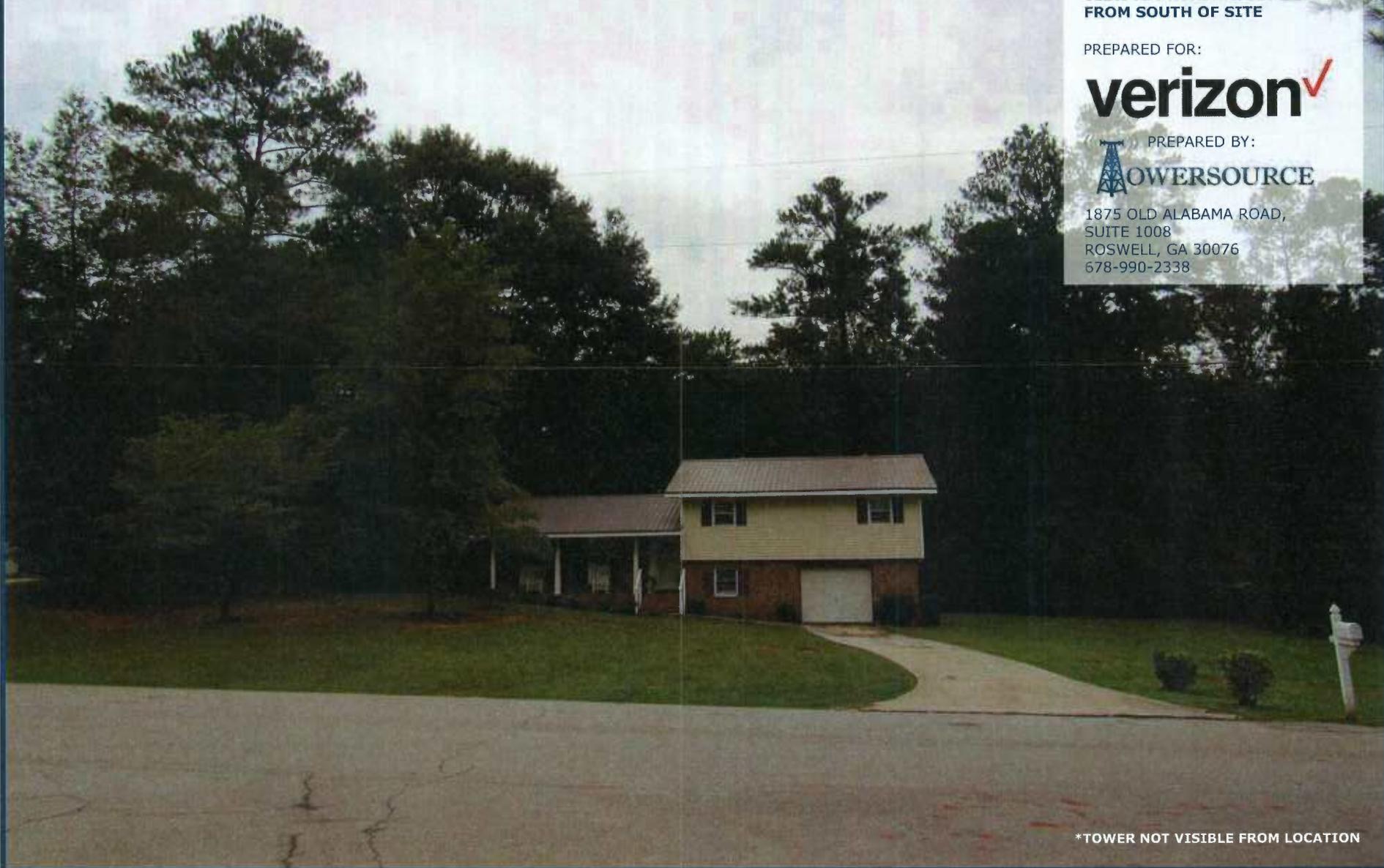
VIEW APPROXIMATELY 1500 FT
FROM SOUTH OF SITE

PREPARED FOR:

verizon ✓

PREPARED BY:
 **TOWERSOURCE**

1875 OLD ALABAMA ROAD,
SUITE 1008
ROSWELL, GA 30076
678-990-2338



*TOWER NOT VISIBLE FROM LOCATION

Exhibit J



SITE SAFE
RF COMPLIANCE EXPERTS

A BUSINESS OF FDH VELOCITEL

200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 703.276.1169 fax
FAA@sitesafe.com www.sitesafe.com

FAA Aeronautical Evaluation

Linda Lane

© 2015 Sitesafe, Inc. Arlington, VA

For more information contact:
faa@sitesafe.com
770.532.3255 phone
703.276.1169 fax



**SITE SPECIFIC EVALUATION
FOR**

Client Site Name: Linda Lane
Client Site Location: Carrollton, GA.

Client/Requestor Name: Edward Coachman
Company Name: Smartlink for Verizon Wireless
Address: 10300 Old Alabama connector Road
Address: Alpharetta, GA. 30022

Date: 6/16/16

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY OF FINDINGS

- **The maximum height that can be built at this site without notice to the FAA is 200 feet AGL or 1253 feet AMSL.**
- Maximum No Extended Study height at this site is 397 AGL, or 1450 AMSL.
- Maximum No Hazard height at this site is 499 AGL, or 1552 AMSL.
- Maximum no marking and lighting height at this site is 200 AGL, or 1253 AMSL.

SITE DATA SUBMITTED FOR STUDY

Type of Structure:	Antenna	
Coordinates of site:	Lat:	33° 36' 56.94"
	Long:	85° 4' 38.84"
	Datum:	NAD 83
Site Ground Elevation:		1053
Total Height above the ground of the entire structure (AGL):		199
Overall height of structure above mean sea level (AMSL):		1252

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is West Georgia Regional.

This structure would be located 3.8 NM or 23478 FT from the airport on a bearing of 284 degrees true to the airport.

Nearest private use facility is Tanner Medical Center.

This structure would be located 2.7 NM from the helipad on a bearing of 176 degrees true to the helipad.

FINDINGS

AM Facilities:

(The FCC protects AM transmission stations from possible electro magnetic interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. Any antenna structures within these distances will most likely require a detuning evaluation of the site) (Sitesafe offers a full range of detuning services)

This site was evaluated against the FCC's AM antenna database, and is not within an AM transmission area.

FCC Notice Requirements:

(FCC Rules, Part 17)

This structure does not require notification to the FAA or FCC based on these rules.

FAA EMI:

(The FAA protects certain air navigational aids and radio transmitters from possible electro-magnetic interference. The distance and direction are dependent on the type of facility be evaluated. Most of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters listed in the NFDC database.

Military Airspace:

This structure will not affect this airspace.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

FAA Evaluation:

FAR Part 77 paragraph 9 (FAR 77.9). Construction or Alteration requiring notice:
(These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes only.)

This structure does not require notification to the FAA.

FAR Part 77 paragraph 17 (FAR 77.17). Standards for Determining Obstructions:
(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1

Marking and lighting is not required for this structure.

RECOMMENDATIONS OR ACTIONS

Sitesafe does not consider this site to be a Hazard to Air Navigation as specified in FAR part 77.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

Exhibit K



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
06/15/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. New York NY Office 199 Water Street New York NY 10038-3551 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105		
	E-MAIL ADDRESS:		
INSURED Verizon Wireless, LLC 1095 Avenue of the Americas New York NY 10036 USA	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: National Union Fire Ins Co of Pittsburgh		19445
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES **CERTIFICATE NUMBER:** 570062562868 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL3796651	06/30/2016	06/30/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Site Name: Linda Lane, Site Address: 1420 Northside Dr., Carrolton, GA 30117; Project No. 20141140437, Location Code: 315267. Mark D. Stamps is included as Additional Insured with respect to the General Liability policy.

CERTIFICATE HOLDER Mark D. Stamps 112 Greenway Drive Havana FL 32333 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Northeast, Inc.</i>



Exhibit L

Tax ID	Name	Address
089 0740	CARLOS TINO & SHANDRA D WOODS	1956 SHADY GROVE RD, CARROLLTON, GA 30116
089 0902	BENCHMARK BROKERS REALTORS INC	1000 BANKHEAD HWY, CARROLLTON, GA 30117
089 0085	RACHEL E RUSH	45 REID DRIVE, CARROLLTON, GA 30116
089 0084	WILTON & MARY E KEY	65 REID DR, CARROLLTON, GA 30116
089 0067	GILBERTO SAJCHE	115 W MEADOW CLIFF CT, CARROLLTON, GA 30116
089 0589	STAMPS MARK D & SUSAN W	112 GREENWAY DR, HAVANA, FL 32333
C03 0270023	MAMIE E & BOLTON CHARLIE , WAYNE LOYLESS	436 LITTLE VINE CHURCH RD, VILLA RICA, GA 30180
C03 0270023	MAMIE E & BOLTON CHARLIE , WAYNE LOYLESS	436 LITTLE VINE CHURCH RD, VILLA RICA, GA 30180
089 0737	JOHN DURSCHER	195 HO LYNN TRAIL, CARROLLTON, GA 30117
089 0595	SANDRA A KENIN	120 KATHY LN, CARROLLTON, GA 30117
089 0594	DONNA M BACK	110 KATHY LN, CARROLLTON, GA 30117
089 0593	JAMES & SIGRID SCOTT	100 KATHY LN, CARROLLTON, GA 30117
089 0592	GARY & ETAL ANDERSON	110 DON RICH DR, CARROLLTON, GA 30117
089 0591	MICHAEL W & THERESA OBARR	80 GIBSON DRIVE, CARROLLTON, GA 30117
089 0590	GRAHAM SUTHERLAND & SHARON L MEYER	105 OAK ST, BROOKLET, GA 304156290
089 0433	JERRY B & JENNIFER L WOOD	328 N HWY 113, CARROLLTON, GA 30117
089 0434	ROSA ESTELLA ILIFF	338 N HWY 113, CARROLLTON, GA 30117
089 0780	RONNIE M & RITA K MOBLEY	17 BRANDY CHASE, CARROLLTON, GA 30117
089 0584	DORIS RACHEL & J FRANK COLE	378 HWY 113 N, CARROLLTON, GA 30117
089 0586	JACKSON T ETAL HARRIS	85 LAKE CONNIE RD, CARROLLTON, GA 30116
089 0587	MICHAEL HURSTON	67 TIMS STREET, CARROLLTON, GA 30117
089 0588	MADISON DALE PROPERTIES LLC	5433 BELLE MEADE DR, VILLA RICA, GA 30180

Exhibit M

To be filed in **CARROLL COUNTY****PT-61 022-2009-002575**

PT-61 (Rev. 11/04)

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Stamps	FIRST NAME Mark	MIDDLE D.	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 112 Greenway Drive			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Havana, FL 32333 USA		DATE OF SALE 5/15/2009	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Stamps	FIRST NAME Mark	MIDDLE D.	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 112 Greenway Drive			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Havana, FL 32333 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A) 1420		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Northside Drive		SUITE NUMBER
COUNTY CARROLL		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 089 0589	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 10	ACRES	LAND LOT 192
SECTION E - RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 4556	DEED PAGE 184	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

Stamps, Susan W.

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 28, 2016

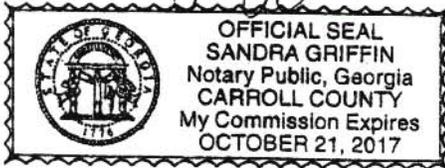
Publisher's Fee: \$ 50.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 28th day of October 2016.


Notary Public, Carroll County, Georgia

40048797 40253767

10-53767

PUBLIC HEARING NOTICE

The Carroll County Planning Commission, and subsequently the Carroll County Board of Commissioners will hear the following request at their regularly scheduled meetings as listed below.

C-16-11-01 for at the corner of GA Hwy. 166 East & Jones Dairy Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 11, 5th District Carroll County. Tax Parcel 174-0048. Owners/Applicants: Dennis L. & Rachel Perrin.

C-16-11-02 off Lovvorn Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 114, 10th District Carroll County. Tax Parcel 042-0151. Owner/Applicant: D. Larry Tucker

C-16-11-03 at 293 Merrell Rd., Carrollton, GA for a Variance and Conditional Use Permit to divide an existing house and approximately 1.2-1.5 acres from a 31.5-acre Agriculturally-zoned parcel. Land Lot 192, 5th District Carroll County. Tax Parcel 136-0055. Owner/Applicant: Joyce Merrell

C-16-11-04 at 1420 Northside Drive, Carrollton, GA for Conditional Use Permit and Variance for the construction of a new telecommunications tower (cell tower) and also to request a Variance to increase the height limitation from 130' to 199'. Land Lot 192, 10th District Carroll County. Tax Parcel 089-0589. Owners: Mark & Susan Stamps/Applicant: Verizon Wireless

Z-16-11-04 & C-16-11-05 off Smyrna Church Rd., Carrollton, GA for a Rezoning from Agricultural to Industrial and also a Conditional Use Permit for a 50.63-acre parcel to create a buffer zone with the potential to construct an airplane hangar. Land Lot 232, 10th District Carroll County. Tax Parcel 072-0036. Owners: Toby Scott Miller & Dianna Michelle Miller/Applicant: Development Authority of Carroll County Planning Commission: Tuesday, November 22, 2016 6:30 PM. Meeting Room 501, David Perry Administration Building, 423 College Street, Carrollton, GA. Board of Commissioners: Tuesday, December 6, 2016 6:00 PM. Old Superior Court Room, 3rd Floor, Historic Court House, 323 Newnan Street, Carrollton, GA. Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact Susan Mabry at (770)830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Courthouse at 323 College Street, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

MARY JO SMITH
CARROLL CO CODES
PO Box 338
CARROLLTON, GA 30112

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: Development Authority of Carroll County
Address: 200 Northside Drive **City:** Carrollton **State:** GA **Zip:** 30117
Phone: (678) 890 - 2354 **Fax:** () - - **Email:** _____

Agent Name: Andy Camp
Address: 200 Northside Drive **City:** Carrollton **State:** GA **Zip:** 30117
Phone: (678) 890 - 2354 **Fax:** () - - **Email:** andy@carroll-ga.org

Owner Name (If different from applicant): Toby Scott Miller and Dianna Michelle Miller
Address: 5655 McCoy Rd, Acworth GA 30101
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: N/A
Rezoning Location (attach location map): 0 Smyrna Church Road
Current Zoning: Agricultural (A)
Proposed Zoning: Industrial (I)
Proposed Use: Buffer for West Georgia Airport
Total acreage: 50.63

Describe Proposed Rezoning: (attach additional sheets if necessary)
 The 50.63 acres on Smyrna Church Road is currently zoned Agricultural. The Development Authority of Carroll County wishes to rezone the property in hopes of creating a buffer zone for the safety of nearby housing with the potential to construct an airplane hangar on the property some time in the future.

STAFF USE ONLY

Land Lot 232 of the 10 District, Carroll County Tax Map 012 Parcel 0036

Date Application Filed: 10/25/16 **County Recipient:** [Signature]

Advertisement Date: 10/28/16 **Sign Posting to before this date:** 11/4/16

Planning Commission First Reading Date: 10/25/16

Planning Commission Hearing Date Scheduled: 11/22/16 at 6:30 p.m.

County Commissioners Hearing Date Scheduled: 12/06/16 at 6:30 p.m.

Rescheduled Hearing Date, if required: _____ **Application No:** 216-11-01 6.00 [Signature]

Application Withdrawn with/without Prejudice: (please circle)

Zoning Personnel: _____ **Letter Sent to Applicant:** / /

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic:

None

Parking:

None

Availability of Public Facilities/Utilities:

It will increase the availability of the airport by allowing it room for expansion.

Other relevant Impacts of the Proposal

None.

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

It will create a safer environment around the airport by allowing for a buffer zone.

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, an airport hangar construction and use is not a permitted use for Agricultural zoned property (see Carroll County Zoning Ordinance Section 8.1). Yes, the proposed use would be consistent with the adjacent airport.

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:

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:

N/A. No structures are currently planned. However, an airplane hangar may be added in the future.

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.

The 50 acres of the proposed rezoning is adjacent to the current West Georgia Airport property, which would allow a buffer zone for the airport and increase the safety of airport operations.

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

The proposed use will not add additional residents or households.

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

No.

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.

There are no known utility needs at this time.

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.

**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 & CONDITIONAL USE
PERMIT APPLICATION FILED THE DEVELOPMENT AUTHORITY
OF CARROLL COUNTY

DATE: NOVEMBER 15, 2016

CC: BEN SKIPPER, DIRECTOR

Property Information

Commission District 6; George Chambers
Current Zoning Classification: Agriculture
Proposed Zoning Classification: Industrial with a Conditional Use Permit
Growth Tiers Designation: *Urban Growth*
Future Land Use Designation: *Urban Growth*
Current Property Owner: Toby Scott & Dianna Michelle Miller
Watershed Location: N/A, Downstream of the Water Intake
Tax Map and Parcel #: Map 072 - Parcel 0036
General Location: Located off Smyrna Church Road, Carrollton, GA (see attached Carroll County Zoning Map)

Land Use Analysis:

The subject property consists of 50.63 acres, more or less and is located off of Smyrna Church Road and is adjacent to the West Georgia Regional Airport. The site is currently heavily wooded and has one home, one manufactured home and four utility sheds. The applicants, Development Authority of Carroll County is requesting to rezone the property to Industrial and also is requesting a Conditional Use Permit. The stated use is to have a buffer for the existing West Georgia Regional Airport from further encroachment by private interests and to possibly construct hangars for the airport. The property lies within the Urban Growth Area of the Future Land Plan and is located near U.S. Hwy 27 and Interstate 20. 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 Smyrna Church Road. This section of road is dirt and will need to be brought to county standards, for development.

Carroll County Community Development

1. The subject property is within the 100-year flood plain (approximately 15-20%).
2. There are known "state waters" on the property-Bear Creek.
3. The subject property is not within a designated water supply watershed. (it is downstream of the water intake)
4. Anticipated traffic trip generation rates are not anticipated to be affected.

Carroll County Fire Department

1. Mt. Zion Fire District, additionally, the WGA Regional Airport has a fire suppression system.

Carroll County Board of Education

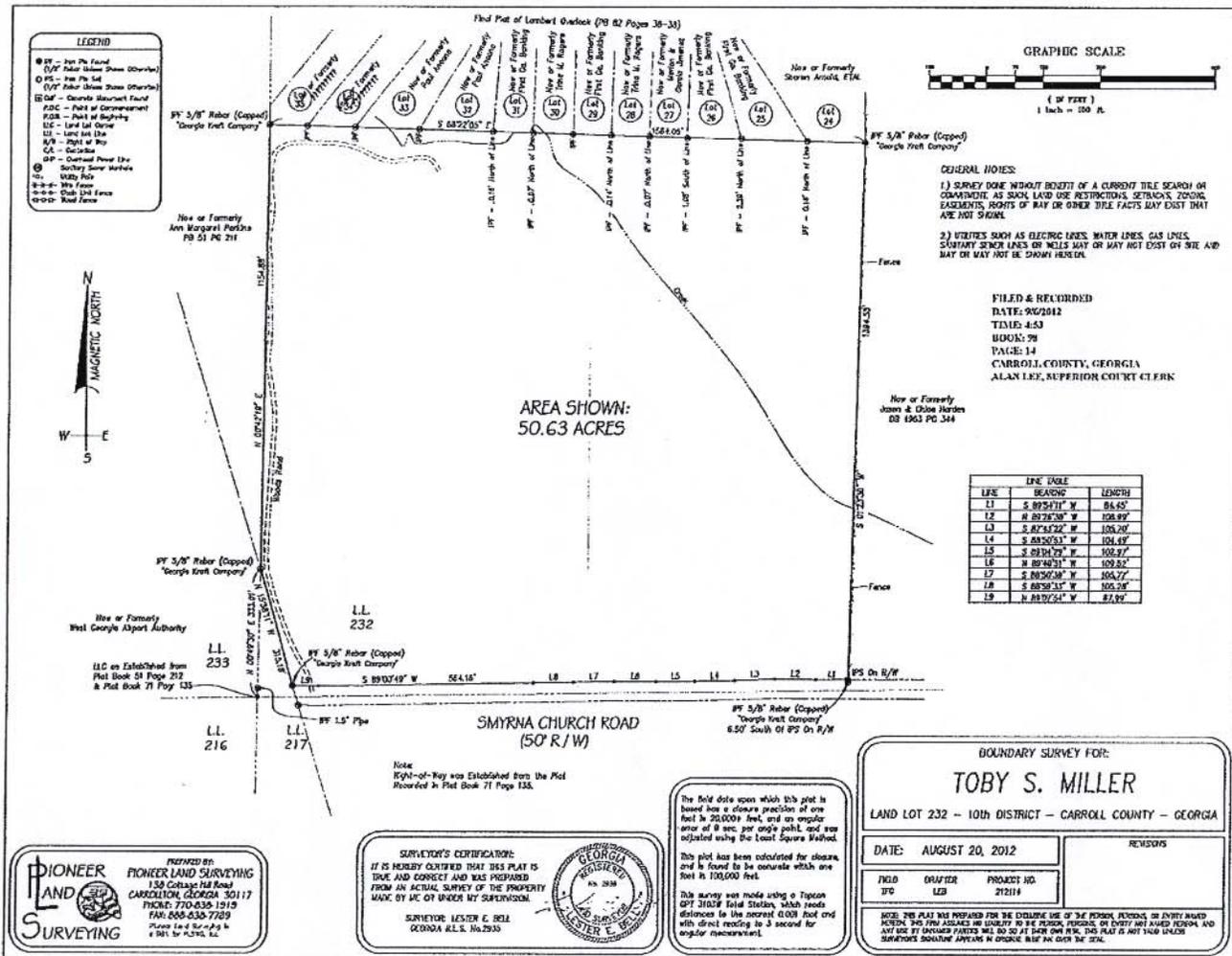
1. The nearest schools are Mt. Zion Elementary, Mt. Zion Middle and Mt. Zion High Schools.
2. The rated capacity at each school is:
 - a. Mt. Zion Elementary 775
 - b. Mt. Zion Middle 400
 - c. Mt. Zion High 500
3. Mt. Zion Elementary is 4.6 miles away; Mt. Zion Middle is 5.6 miles away and Mt. Zion High is 5.5 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 6" water main at the intersection of Smyrna Church Rd. and Bear Creek Rd.
2. The anticipated static pressure at water system tie-in location is 95 +/- psi.
3. The development can be sustained for daily household use.
4. There are no future expansion plans, at this time, for this area.

Additional Comments: N/A

All Received Departmental Comments Available Upon Request



November 3, 2016

To: Department of Community Development
Carroll County Georgia
423 College Street
P.O. Box 388
Carrollton, GA 30117

Attn: Artagus Newell

RE: Zoning request for 0 Smyrna Church Road, Carrollton GA

Dear Artagus,

We received your notice of zoning application dated October 31, 2016 concerning possible hangar construction by Toby S. & Dianna M. Miller at 0 Smyrna Church Road Carrollton, GA. We acknowledge the request and have no objections to the proposed rezoning.

Regards,

Giuseppe and Annamaria Baldassarri
Baldassarri, LLC.

Rezoning Application

Submittal Requirements

Case No: _____

Date of Application: _____

A Pre-Application Conference with staff must take place prior to the submittal of a rezoning application.

An application **MUST** have the following to be accepted:

1. Copy of the deed of the property.
2. Signatures of owner(s) of the property stating they have no objection to the property being petitioned to be rezoned.
3. Names and addresses of all property owner(s) who have property adjoining the tract which has been petitioned to be rezoned. This information can be obtained in the Map Office of the Carroll County Tax Assessor's in room 414 of the David Perry Administrator Building.
4. Two 24" x 36" aerial photographs of the property. This can also be obtained from the Map room.
5. If the property owner and applicant is not the same person, complete the authorization of property owner sheet.
6. 25 copies of the proposed development plan (subdivision layout, site plans etc.)
7. Pay non-refundable filing fee, which has been established by the Board of Commissioners.

Rezoning Fee Schedule:

0 – 1 Acres - \$350

2 – 5 Acres - \$350, plus \$50 for each additional acre

6+ Acres - \$ 550, plus \$25 for each additional acre

8. Completed Parcel Information Sheet filled out by Staff or an official in the Map Room.
9. Current Boundary Survey.

APPLICATION WILL NOT BE PROCESSED IF ANY OF THE ABOVE REQUIRMENTS ARE MISSING.

Return Form to:

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

Sketch of Property

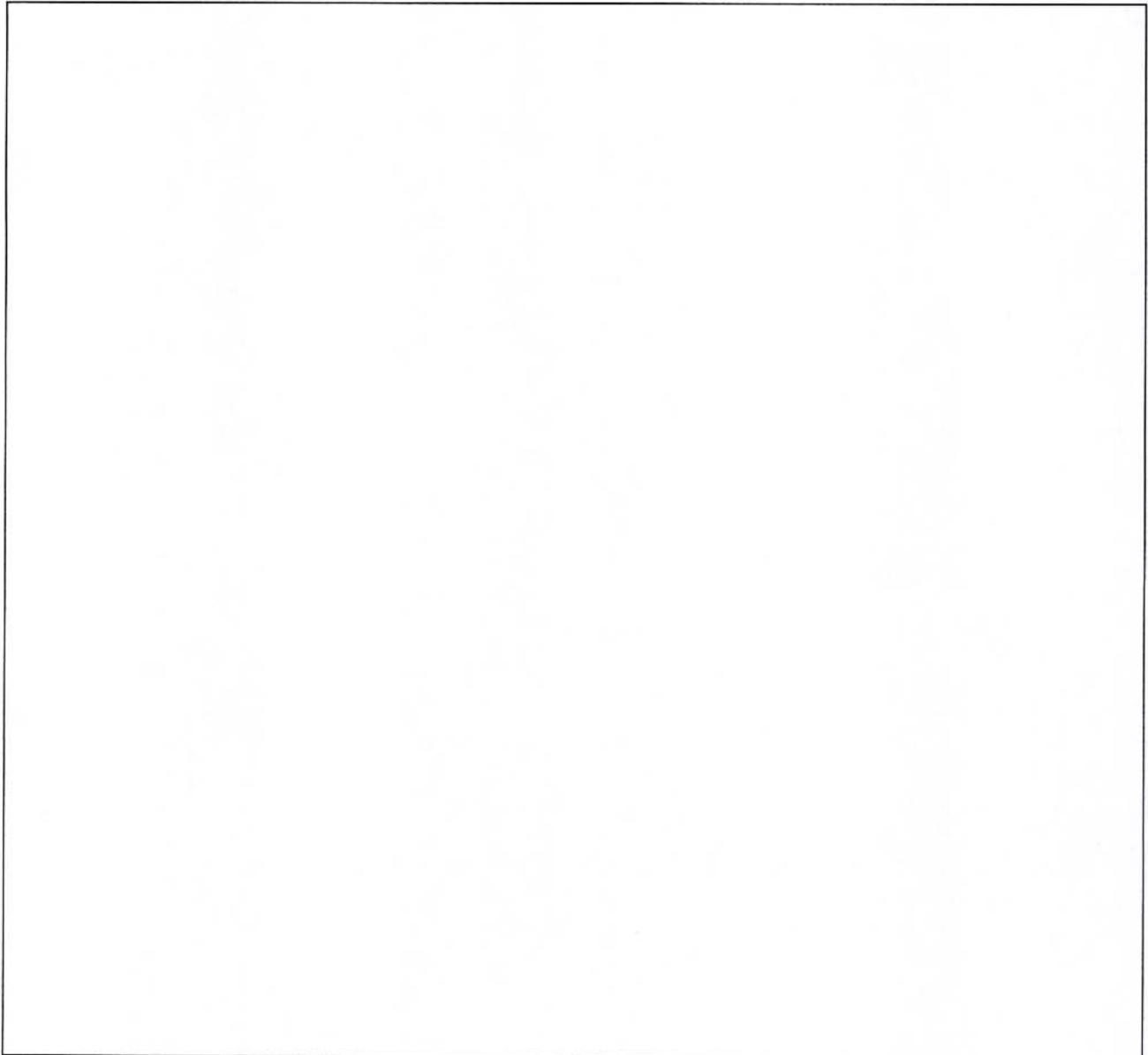
Please check: CONVENTIONAL MANUFACTURED HOME COMMERCIAL
ACCESSORY BUILDING OR ADDITIONS ✓ OTHER: None

- ⇒ 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: N/A

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 OFFICIAL: B.R.

MAP: 072

LAND LOT: 232

PARCEL: 0036

DISTRICT: 10

CURRENT PROPERTY OWNER: MILLER TOBY S + DIANNA M

PROPERTY OWNER AS OF JANUARY 1ST: 4

APPLICANT (IF DIFFERENT FROM OWNER): 4

PROJECT ADDRESS: Development Authority of Carroll County

CITY: SMYRNA Ch Rd

Carrollton Ga 30117

SUBDIVISION: _____

LOT #: _____

ACREAGE: 50.63

PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION	<u>AG</u>
REQUIRED SETBACKS	FRONT <u>100' ch</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>10/25/14</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

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

This 24th day of October, 2016.

AFFIANT (signature)

Address: 200 Northside Drive

Carrollton, GA 30117

Sworn to and subscribed before me this 24th day of October, 2016.

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

Suzanne C. Bohannon

My commission expires



Entity: Development Authority of Carroll County

Address: 200 Northside Drive

Carrollton, Georgia 30117

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:

0 Smryna Church Rd

Applicant Name: Development Authority of Carroll County

Address: 200 Northside Drive

City: Carrollton **State:** GA **Zip:** 30117 **Phone:** () -

Toby Scott Miller and Dianna Miller (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 October, 2016.

Toby Scott Miller / Dianna Miller
AFFIANT (Owner's signature)

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

Karen Ferguson
Notary Public

My Commission Expires: 10/24/19



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:

0 Smryna Church Rd

Applicant Name: Development Authority of Carroll County

Address: 200 Northside Drive

City: Carrollton **State:** GA **Zip:** 30117 **Phone:** () -

Toby Scott Miller and Dianna Miller (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:

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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; November 22, 2016 at 6:30 PM

The Board of Commissioners will hear your request on; December 6, 2016
~~November 1, 2016~~ at 6:00 PM

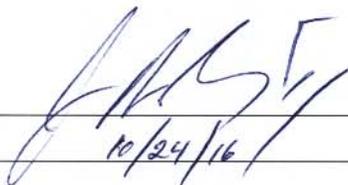
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IMPORTANT

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: _____


10/24/16

- * 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.

296224

BK PG
5179 066

PT-61-022-2012-004414
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 150.80
INTANGIBLE TAX PAID \$ _____
DATE 9-6-12

Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

12 SEP -6 PM 4: 53

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

③ ✓ T.V.

Prepared by and return to:
Forestar Group
3330 Cumberland Blvd, Suite 275
Atlanta, Georgia 30339
Attn: Chuck Olderman, Esq.

LIMITED WARRANTY DEED

COBB COUNTY, GEORGIA

THIS INDENTURE, made as of this 6 day of September, 2012, between FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, as "Grantor", and TOBY SCOTT MILLER and DIANNA MICHELLE MILLER, "Grantees".

WITNESSETH:

That the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described premises to wit:

All that tract or parcel of land situated, lying and being in Land Lot Number 232 of the 10th District of Carroll County, Georgia, and being the southwest fourth of said land lot, containing fifty (50) acres, more or less, and being the same property conveyed to North Georgia Timberland Company from Harvey Brock on September 15, 1952 by deed recorded in Book 98, Folio 425.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, subject to the matters referred to as "Permitted Exceptions" set out on the attached **Exhibit "A"** which exhibit is by this reference incorporated herein, and the said Grantor **WARRANTS** the title to same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for any claims arising under or by virtue of the Permitted Exceptions.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

(Compartment 12213, Carroll Co., GA, MILLER)

Names and addresses of all property owner(s) who have property adjoining 0 Smyrna Church Rd. which has been petitioned to be rezoned.

058

Alt Id - 51384

Address - REGIONAL AIRPORT RD
Owner - WEST GEORGIA AIRPORT AUTH
REGIONAL AIRPORT RD
View: Report | Field Definitions

Parcel ID - 055 0045

Alt Id - 3199

Address - REGIONAL AIRPORT RD
Owner - PERKINS ANN MARGARET
PO BOX 717
Acres - 23.94

View: Report | Field Definitions

Parcel ID - 073 0059

Alt Id - 4550

Address - SYMRNA CH RD
Owner - BALDASSARRI LLC
Acres - 54.12

View: Report | Field Definitions

Parcel ID - 072 0233

Alt Id - 47650

Address - 306 LAMBERT OVERLOOK CIR
Owner - ANCONA PAUL
Acres - 1.24

View: Report | Field Definitions

Parcel ID - 073 0063

Alt Id - 4554

Address - 974 SMYRNA CH RD
Owner - BELL KATHARINE
Acres - 6.45

View: Report | Field Definitions

Parcel ID - 072 0232

Alt Id - 47649

Address - 302 LAMBERT OVERLOOK CIR
Owner - ANCONA PAUL
Acres - 0.99

View: Report | Field Definitions

Parcel ID - 072 0231

Alt Id - 47648

Address - 298 LAMBERT OVERLOOK CIR
Owner - COMBINED CONSTRUCTION SERVICES INC
Acres - 0.92

View: Report | Field Definitions

Parcel ID - 072 0230

Alt Id - 47646

Address - 294 LAMBERT OVERLOOK CIR
Owner - KEITH ERROL K & KRYSTALLYN R (JTRS)
Acres - 0.73

View: Report | Field Definitions

Parcel ID - 072 0229

Alt Id - 47645

Address - 295 LAMBERT OVERLOOK CIR
Owner - COMBINED CONSTRUCTION SERVICES INC
Acres - 0.52

View: Report | Field Definitions

Parcel ID - 072 0228

Alt Id - 47644

Address - 286 LAMBERT OVERLOOK CIR

Owner - SLECHTA JENNIFER M

Acres - 0.52

[View: Report | Field Definitions](#)

Parcel ID - 073 0062

Alt Id - 4553

Address - 896 SMYRNA CH RD

Owner - NIXON MICHAEL A & GINGER

Acres - 23.01

[View: Report | Field Definitions](#)

Parcel ID - 072 0227

Alt Id - 47643

Address - 282 LAMBERT OVERLOOK CIR

Owner - JIMENEZ MARLON A GARCIA

Acres - 0.51

[View: Report | Field Definitions](#)

Parcel ID - 072 0226

Alt Id - 47642

Address - 278 LAMBERT OVERLOOK CIR

Owner - COMBINED CONSTRUCTION SERVICES INC

Acres - 0.51

[View: Report | Field Definitions](#)

Parcel ID - 072 0225

Alt Id - 47641

Address - 274 LAMBERT OVERLOOK CIR

Owner - COMBINED CONSTRUCTION SERVICES INC

Acres - 0.51

[View: Report | Field Definitions](#)

Parcel ID - 072 0224

Alt Id - 47640

Address - 270 LAMBERT OVERLOOK CIR

Owner - ARNOLD SHARON & LANE SONJA M (JTRS)

Acres - 0.55

[View: Report | Field Definitions](#)

Parcel ID - 072 0223

Alt Id - 47637

Address - 266 LAMBERT OVERLOOK CIR

Owner - DOBBS RACHEL

Acres - 0.71

[View: Report | Field Definitions](#)

Parcel ID - 073 0114

Alt Id - 42073

Address - SMYRNA CH RD

Owner - MCEWEN BRENDA G H

Acres - 58.9

[View: Report | Field Definitions](#)

Parcel ID - 072 0190

Alt Id - 42074

Address - SMYRNA CH RD

Owner - HARDEN JASON & CHLOE (JTRS)

Acres - 50.63

[View: Report | Field Definitions](#)

Parcel ID - 072 0222

Alt Id - 47636

Address - 262 LAMBERT OVERLOOK CIR

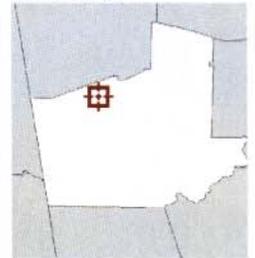
Owner - JOHNSTON STEPHANIE & JILES TYLER (JTRS)

Acres - 1.09

[View: Report | Field Definitions](#)



Overview



Legend

-  Parcels
-  Roads

Parcel ID	072 0036	Alternate ID	4371	Owner Address	MILLER TOBY S & DIANNAM (JTRS)
Sec/Twp/Rng	n/a	Class	Agricultural		5655 MC COY ROAD
Property Address	SMYRNA CH RD	Acreage	50.63		ACWORTH GA 30101
	COUNTY				
District	COUNTY				
Brief Tax Description	V/50.63AC SMYRNA CH RD				
	(Note: Not to be used on legal documents)				

Date created: 10/20/2016

 **Developed by**
The Schneider Corporation

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 28, 2016

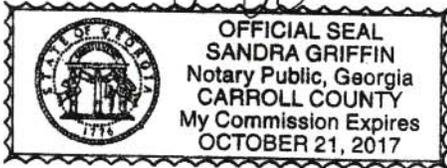
Publisher's Fee: \$ 50.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 28th day of October 2016.


Notary Public, Carroll County, Georgia

40048797 40253767

10-53767
PUBLIC HEARING NOTICE

The Carroll County Planning Commission, and subsequently the Carroll County Board of Commissioners will hear the following request at their regularly scheduled meetings as listed below.

C-16-11-01 for at the corner of GA Hwy. 166 East & Jones Dairy Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 11, 5th District Carroll County. Tax Parcel 174-0048. Owners/Applicants: Dennis L. & Rachel Perrin.

C-16-11-02 off Lovvorn Rd., Carrollton, GA to request a Variance and Conditional Use Permit to divide a 5.35-acre Agricultural-zoned parcel into two parcels. Land Lot 114, 10th District Carroll County. Tax Parcel 042-0151. Owner/Applicant: D. Larry Tucker

C-16-11-03 at 293 Merrell Rd., Carrollton, GA for a Variance and Conditional Use Permit to divide an existing house and approximately 1.2-1.5 acres from a 31.5-acre Agriculturally-zoned parcel. Land Lot 192, 5th District Carroll County. Tax Parcel 136-0055. Owner/Applicant: Joyce Merrell

C-16-11-04 at 1420 Northside Drive, Carrollton, GA for Conditional Use Permit and Variance for the construction of a new telecommunications tower (cell tower) and also to request a Variance to increase the height limitation from 130' to 199'. Land Lot 192, 10th District Carroll County. Tax Parcel 089-0589. Owners: Mark & Susan Stamps/Applicant: Verizon Wireless

Z-16-11-04 & C-16-11-05 off Smyrna Church Rd., Carrollton, GA for a Rezoning from Agricultural to Industrial and also a Conditional Use Permit for a 50.63-acre parcel to create a buffer zone with the potential to construct an airplane hangar. Land Lot 232, 10th District Carroll County. Tax Parcel 072-0036. Owners: Toby Scott Miller & Dianna Michelle Miller/Applicant: Development Authority of Carroll County. Planning Commission: Tuesday, November 22, 2016 6:30 PM. Meeting Room 501, David Perry Administration Building, 423 College Street, Carrollton, GA.

Board of Commissioners: Tuesday, December 6, 2016 6:00 PM. Old Superior Court Room, 3rd Floor, Historic Court House, 323 Newnan Street, Carrollton, GA. Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact Susan Mabry at (770)830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Courthouse at 323 College Street, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

MARY JO SMITH
CARROLL CO CODES
PO Box 338
CARROLLTON, GA 30112

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 10/25/16
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>Development Authority of Carroll County</u>
	Address: <u>200 Northside Drive</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: () - - Fax: () - - Email: _____
	Agent Name: <u>Andy Camp</u>
	Address: _____ City: <u>Carrollton</u> State: <u>GA</u> Zip: _____
	Phone: <u>(678) 890 -2354</u> Fax: () - - Email: <u>andy@carroll-ga.org</u>
	Owner Name (If different from applicant): <u>Toby Scott Miller and Dianna Michelle Miller</u>
	Address: <u>5655 McCoy Rd, Acworth GA 30101</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>N/A</u>
	Conditional Use Location (attach location map): <u>0 Smyrna Church Road</u>
	Proposed Use: <u>Airport</u>
	Total acreage: <u>50.63</u>
	Describe Proposed Conditional Use: <u>The property will be used as an airport.</u>

Staff Use Only

Land Lot <u>232</u> of the <u>10</u> District, Carroll County	Tax Map <u>092</u>	Parcel <u>0036</u>
---	--------------------	--------------------

SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

None

Parking:

None

Availability of Public Facilities/Utilities:

It will increase the availability of the airport by allowing it room for expansion.

Other relevant Impacts of the Proposal:

None

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

It will create a safer environment around the airport by allowing for a buffer zone.

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-6-11-05
 Filing Fee: _____
 Pre-Application Conf: SP
 Date Advertised: 10/28/16
 Date Notices Sent: 10/31/16
 PC Public Hearing Date: 11/22/16
 BoCC Public Hearing Date: 1/10/17
 Disposition: _____
 Approved by Resolution #: _____

Conditional Use Permit Application

Submittal Requirements

Case No: _____

Date of Application: _____

Unless specifically exempted in writing by the Director of Community Development, the applicant shall submit the following information and drawings as part of the review process:

- _____ A completed application
- _____ Applicable fees (\$350)
- _____ Parcel Information Sheet with a Certificate of Zoning Compliance
- _____ Signed notarized affidavit
- _____ A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.
- _____ Names and addresses of all surrounding property owners, which can be obtained from the Map Room #414
- _____ 25 copies of a current boundary survey
- _____ 25 copies of site plan (if applicable)

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: B.R.

MAP: 072 LAND LOT: 232

PARCEL: 0036 DISTRICT: 10

CURRENT PROPERTY OWNER: MILLER TOBY S + DIANNA M

PROPERTY OWNER AS OF JANUARY 1ST: U

APPLICANT (IF DIFFERENT FROM OWNER): Development Authority of Carroll County

PROJECT ADDRESS: SMYRNA RD

CITY: CARROLLTON, GA. 30117

TELEPHONE # (PRIMARY CONTACT): _____ OWNER BUILDER

EMAIL ADDRESS (PRIMARY CONTACT): _____

SUBDIVISION: _____ LOT #: _____

ACREAGE: 50.63 PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION	AB
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: 10/25/16

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: None

- ⇒ 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: N/A

Is this a Multiple Road Frontage Lot: No



STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A CONDITIONAL USE

Jey Gill, 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 24th day of October, 2016.

[Signature]
AFFIANT (signature)

Address: 200 Northside Drive
Carrollton GA 30117

Sworn to and subscribed
before me this 24th day
of October, 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: Development Authority of Carroll County
Address: 200 Northside Drive
Carrollton, Georgia 30117



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.

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The Board of Commissioners will hear your request on; December 6, 2016
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Applicant Signature. _____

Date. 12/24/16

- * All meetings are held in the Commission Chambers of the David Perry Administration Building located at 423 College Street, Carrollton, GA 30117.
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Notarized statement signed by the owner authorizing the applicant to request the amendment:

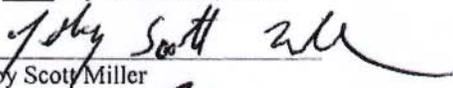
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Carrollton Georgia, 30117
Applicant Name: Development Authority of Carroll County
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City: Carrollton
State: Georgia
Zip: 30117

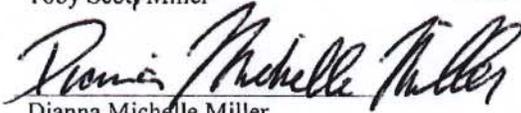
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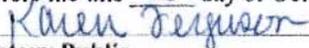
FURTHER AFFIANT SAYETH NOT.

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


Dianna Michelle Miller

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


Notary Public
My Commission Expires: 10/24/19



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REGIONAL AIRPORT RD

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Acres - 6.45

View: Report | Field Definitions

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Alt Id - 47649

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Owner - ANCONA PAUL

Acres - 0.99

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Owner - COMBINED CONSTRUCTION SERVICES INC

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Alt Id - 47641

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Owner - COMBINED CONSTRUCTION SERVICES INC

Acres - 0.51

View: Report | Field Definitions

Parcel ID - 072 0224

Alt Id - 47640

Address - 270 LAMBERT OVERLOOK CIR

Owner - ARNOLD SHARON & LANE SONJA M (JTRS)

Acres - 0.55

View: Report | Field Definitions

Parcel ID - 072 0223

Alt Id - 47637

Address - 266 LAMBERT OVERLOOK CIR

Owner - DOBBS RACHEL

Acres - 0.71

View: Report | Field Definitions

Parcel ID - 073 0114

Alt Id - 42073

Address - SMYRNA CH RD

Owner - MCEWEN BRENDA G H

Acres - 58.9

View: Report | Field Definitions

Parcel ID - 072 0190

Alt Id - 42074

Address - SMYRNA CH RD

Owner - HARDEN JASON & CHLOE (JTRS)

Acres - 50.63

View: Report | Field Definitions

Parcel ID - 072 0222

Alt Id - 47636

Address - 262 LAMBERT OVERLOOK CIR

Owner - JOHNSTON STEPHANIE & JILES TYLER (JTRS)

Acres - 1.09

View: Report | Field Definitions

296224

BK PG
5179 066

PT-61-022-2012-004414
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 150.80
INTANGIBLE TAX PAID \$ _____
DATE 9-6-12
Alan J. Lee
CLERK OF SUPERIOR COURT

③ ✓ T.V.

Prepared by and return to:
Forestar Group
3330 Cumberland Blvd, Suite 275
Atlanta, Georgia 30339
Attn: Chuck Olderman, Esq.

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

12 SEP -6 PM 4: 53

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

LIMITED WARRANTY DEED

COBB COUNTY, GEORGIA

THIS INDENTURE, made as of this 6 day of September, 2012, between **FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation**, as "Grantor", and **TOBY SCOTT MILLER and DIANNA MICHELLE MILLER**, "Grantees".

WITNESSETH:

That the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described premises to wit:

All that tract or parcel of land situated, lying and being in Land Lot Number 232 of the 10th District of Carroll County, Georgia, and being the southwest fourth of said land lot, containing fifty (50) acres, more or less, and being the same property conveyed to North Georgia Timberland Company from Harvey Brock on September 15, 1952 by deed recorded in Book 98, Folio 425.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, subject to the matters referred to as "Permitted Exceptions" set out on the attached **Exhibit "A"** which exhibit is by this reference incorporated herein, and the said Grantor **WARRANTS** the title to same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for any claims arising under or by virtue of the Permitted Exceptions.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

(Compartment 12213, Carroll Co., GA, MILLER)



Overview



Legend

-  Parcels
-  Roads

Parcel ID	072 0036	Alternate ID	4371	Owner Address	MILLER TOBY S & DIANNA M (JTRS)
Sec/Twp/Rng	n/a	Class	Agricultural		5655 MC COY ROAD
Property Address	SMYRNA CH RD	Acreage	50.63		ACWORTH GA 30101
	COUNTY				
District	COUNTY				
Brief Tax Description	V/50.63AC SMYRNA CH RD				
	(Note: Not to be used on legal documents)				

Date created: 10/20/2016



Developed by
The Schneider Corporation