

1. Call To Order
2. Roll Call
3. Approval Of Minutes
 - 3.1. December 1, 2016 Minutes

Documents:

[DECEMBER MINUTES.PDF](#)

4. Business Session
5. Hearing Procedures
6. Requests
 - 6.1. Chambers-Walker Road

Documents:

[CHAMBERS.PDF](#)

7. Adjournment

MINUTES

The Carroll County Community Development Board of Appeals

Thursday, December 1, 2016

423 College St.

Carrollton, GA

5:30 PM

1. **Call to Order .** Chairperson Patricia Whatley called the meeting to order at 5:30 PM
2. **Roll Call .** The Zoning Administrator called the roll.
Present: Chairperson Patricia Whatley
Commissioner Mark Taylor
Commissioner Lee Sundberg
Commissioner Peggy Irwin
Absent: Commissioner Rita Gibson
Commissioner Gary Thomas
Commissioner Karen Curtis
3. **Minutes (November 5, 2015)** . Unanimously adopted on a motion by Commissioner Sundberg and second by Commissioner Irwin.
4. **Business Session** . None
5. **Hearing Procedures** . Chairperson Whatley reviewed the hearing procedures and are made part of the Minutes by reference.
6. **Request(s)**
V-16-12-01 for an Intra-Family Transfer of one acre, in order to construct a new home at 815 Dixson Road, Bowdon, GA 30108. Land Lot 48, 10th District Carroll County. Tax Parcel 044-0077. Owner: Danny Bailey/Applicants: Mitchell & Rebekah Bailey.

Danny and Mitchell Bailey (815 & 806 Dixson Rd, respectively), spoke in favor of the request. Danny Bailey stated the one acre is being cut out of a 17-acre tract and will be accessed by the existing driveway and easement. The new home is for his son and daughter-in-law. There was no opposition to the request.

Commissioner Sundberg asked about access to the property: Danny Bailey said the existing driveway and easement will be extended to the site.

Chairperson Whatley asked about the current home's location. Danny Bailey answered on the hill at the end of the driveway.

Commissioner Taylor asked where Dixson Road was in relation to the overall property. Danny Bailey answered it is the east of the property.

A motion to approve the request by Commissioner Sundberg was seconded by Commissioner Irwin and carried unanimously.

7. **Adjournment** . There being no further business, the meeting adjourned on a motion by Commissioner Irwin and second by Commissioner Sundberg at 5:39 PM

Variance Application

Carroll County
423 College Street

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



Date Received: 3-13-2017
Received by: VW
CK # 611

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>Pamela Chambers</u>
	Address: <u>230 Walker Road</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: <u>(770) 328-8608</u> Fax: () - Email: <u>pamela.chambers1@outlook.com</u>
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
Phone: () - Fax: () - Email: _____	
	Owner Name (If different from applicant): <u>Mary Ruth Chambers</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: _____
	Variance Location (attach location map): <u>230 Walker Road, Carrollton, GA</u>
	Proposed Use: <u>New home</u>
	Total acreage: <u>13.72</u>
	Describe Proposed Variance: <u>Approximately two acres to be divided from mother's property for a new home for her daughter.</u>

Staff Use Only

Land Lot <u>124</u> of the <u>11th</u> District, Carroll County	Tax Map <u>82</u>	Parcel <u>53</u>
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SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

N/A

Parking:

N/A

Availability of Public Facilities/Utilities:

All are available

Other relevant Impacts of the Proposal:

Will bne next her mom

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

Required Materials to Accompany the Application:

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

Return Form to:

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

For Department Use Only

Application No: V-17-04-01
Filing Fee: AP
Pre-Application Conf: AP
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____

Carroll County, Georgia

Application: V-17-04-01

Applicant: Pamela Chambers

Parcel: 082-0053

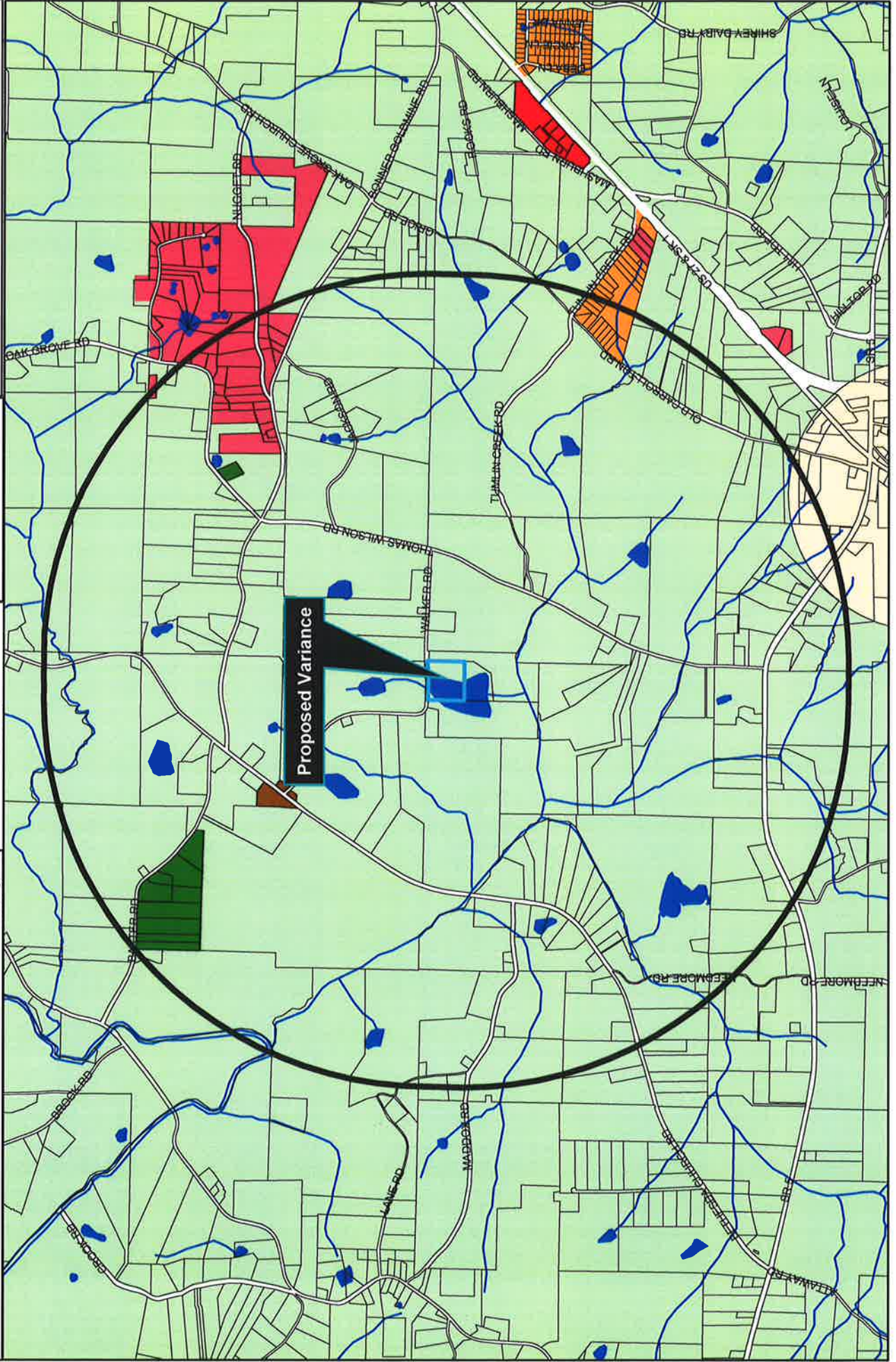


Carroll County GIS



- 1.5 Mile Radius
- Municipal
- Bodies of Water

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



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: new house

Is this a Multiple Road Frontage Lot: No

SEE ATTACHED PLAT

PRESENT ZONING OF PROPERTY:
AG

TOTAL AREA & LOTS:
1.94 ACRES / 1 LOT

MINIMUM LOT SIZE:
1.34 ACRES / 84,374 SQ. FT.

OWNER / SUBDIVIDER:
MARY R. CHAMBERS
239 WALKER ROAD
CARROLLTON, GA 30117

ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS BEEN COMPLIED WITH THE CARROLL COUNTY ZONING RESOLUTION, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.

SUBJECT PROPERTY DEED/PLAT REFERENCE:
NEWLY CREATED PARCEL

SEE BASIS NOTE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, GA
PLAT BOOK NO. _____ PAGE NO. _____

LEGEND

- R/W RIGHT OF WAY
- M/F MON OR FORMERLY
- IPS IRON PIN SET WITH CAP
- IPF IRON PIN FOUND
- REBAR REBAR
- P/P POWERPOLE
- CON. CONCRETE
- MON. MONUMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- L.O.C. LAND LOT CORNER
- P.O.B. POINT OF BEGINNING

STATE WATERS PRESENT AS INDICATED ON SURVEY BASED ON FIELD MEASUREMENTS AND SURVEY DATA. BUREAUS AND STRUCK APRIL 25, 2007 UNDISTURBED BUFFER REQUIRED ON ALL STATE WATERS.

THIS TRACT MAY BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
THIS PROPERTY IS NOT LOCATED WITHIN A HIGH WATER LINE OR DAM BREAK CONE.

Course	Bearing	Distance
L1	S 87°02'32" E	130.29'
L2	S 87°02'32" E	20.04'
L3	S 87°02'32" E	74.17'
L4	N 87°02'32" W	108.25'
L5	N 87°02'32" W	20.23'
L6	N 87°02'32" W	25.50'
L7	S 06°42'22" W	181.87'
L8	S 06°51'56" W	102.18'
L9	S 17°00'51" W	91.97'
L10	N 17°00'51" E	94.56'
L11	N 06°35'59" E	102.25'
L12	N 06°42'22" E	180.24'



HENRY T. MCBRAYER, GA. R. L. S. #2570

NO.	REVISION	CKD	DATE

PROJECT NUMBER	99-082
DRAWN BY	CHKD BY
MFG	HTM
ISSUE DATE	3/11/17
FILE NAME	99-082
DRAWING NUMBER	1 of 1

PLAT OF SURVEY FOR
PAMELA JOYCE CHAMBERS

LOCATED WITHIN LAND LOT 124, 11th DISTRICT, CARROLL COUNTY, GEORGIA

PREPARED BY:
HENRY T. MCBRAYER, R.L.S.
2339 HAYS MILL ROAD
CARROLLTON, GA 30117
(770) 830-1997

EXCEPT AS SPECIALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS, RESERVATION COVENANTS, RIGHTS OR OTHER INTERESTS, RIGHTS OF WAY, OR OTHER RIGHTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS A MAGNETIC COMPASS BEARING.

DATES OF FIELD WORK: NOVEMBER 22, 1997
MARCH 24, 1999
MARCH 31, 2017

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,092 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

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

EQUIPMENT UTILIZED:
ANGULAR & LINEAR - TOPCON GTS-225

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 181.7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-6-67.

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:

230 Walker Rd, Carrollton, GA 30117

Applicant Name:

Pamela Chambers

Address:

230 Walker Rd

City: Carrollton State: GA Zip: 30117 Phone: (770) 328 - 8608

Mary Ruth Chambers (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 9th day of March, 2017.

Mary Ruth Chambers
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 9th day
of March, 2017.

Lisa Wilkinson
Notary Public



My Commission Expires: March 1, 2019

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Variance

_____, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a Zoning/Intra-family 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 9th day of March, 2017.

Paul Chulis
AFFIANT (signature)

Address: 230 Walker Rd
Carrollton, GA 30117

Sworn to and subscribed
before me this 9 day
of Mar, 17.

Valerie E. Walker
Notary Public

My Commission Expires:

5-30-2018

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

Entity: _____
Address: _____

Appearance Statement

Appearance Before Commission Bodies Required

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

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

The Planning Commission will hear your request on; _____ 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; 4/10/17 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. Pala Chulu

Date. 3/13/2017

- * 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.