

1. Call To Order
2. Roll Call
3. Approval Of Minutes
 - 3.1. April 6, 2017 Minutes

Documents:

[APRIL MINUTES.PDF](#)

4. Business Session
5. Hearing Procedures
6. Requests
 - 6.1. Grogan Jackson- Melear Rd.

Documents:

[GROGAN JACKSON.PDF](#)

7. Adjournment

MINUTES

The Carroll County Community Development Board of Appeals

Thursday, April 7, 2017

423 College St.

Carrollton, GA

5:30 PM

1. **Call to Order . Chairperson Whatley called the meeting to order at 5:30 PM**
2. **Roll Call . The Zoning Administrator called the roll.**
Present: Chairperson Patricia Whatley, Commissioners Mark Taylor, Lee Sundberg, Karen Curtis and Peggy Irwin.
Absent: Commissioners Rita Gibson and Gary Thomas
3. **Minutes (December 1, 2016) . Unanimously approved on a motion by Commissioner Sundberg and Second by Commissioner Irwin**
4. **Business Session . Update on Commissioner Gibson 's work schedule, relative to meeting attendance**
5. **Hearing Procedures . Chairperson Whatley reviewed the hearing procedures; copies of which were available**
6. **Request(s)**

V-17-04-01 for an Intra-Family Transfer of two acres, in order to construct a new home at 230 Walker Road, Carrollton, GA. Land Lot 124, 11th District Carroll County. Tax Parcel 082-0053. Owner: Mary Ruth Chambers/Applicants: Pamela Chambers.

Pamela Chambers and Mary Ruth Chambers spoke in favor of the request. Ms. Pamela Chambers stated her mother, Mrs. Mary Chambers, would deed her two acres, in order to build a house. There was no opposition to the request. Ms. Chambers answered questions from the Board, stating the home would be a conventional, stick-built home and not a manufactured home and that the existing driveway would be used. After brief additional discussion, a motion to approve the request by Commissioner Irwin was seconded by Commissioner Curtis and passed unanimously.

7. **Adjournment . There being no further business, a motion to adjourn the meeting by Commissioner Curtis was second ed by Commissioner Sundberg and carried unanimously at 5:42 PM.**

Variance Application

Carroll County
423 College Street

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



Date Received: 6/13/17
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>Robin Grogan</u>
	Address: <u>555 Melear Rd</u> City: <u>Bowdon</u> State: <u>GA</u> Zip: <u>30108</u>
	Phone: <u>(770) 312 - 8356</u> Fax: () - Email: <u>shelba.jackson@carrollcou</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: () - Fax: () - Email: _____
	Owner Name (If different from applicant): <u>James and Shelba Jackson</u>
	Address: <u>555 Melear Rd, Bowdon, GA 30108</u>
	Phone: <u>(770) 328 - 9760</u> 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>555 Melear Rd</u>
	Proposed Use: <u>One acre parcel split</u>
	Total acreage: <u>41</u>
	Describe Proposed Variance: <u>Intra-family variance request to divide one acre for sister's house</u>

Staff Use Only

Land Lot <u>12</u> of the <u>9th</u> District, Carroll County	Tax Map <u>24</u>	Parcel <u>0011</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 onsite

Other relevant Impacts of the Proposal:

Home for sister

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-17-07-01
Filing Fee: \$150
Pre-Application Conf: ✓
Date Advertised: 6/14/17, 6/15/17
Date Notices Sent: 6/14/17
PC Public Hearing Date: _____
BoCC Public Hearing Date: BoC 7/6/17
Disposition: _____
Approved by Resolution #: _____

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL:

MAP: 24 LAND LOT: 12

PARCEL: 11 DISTRICT: 9

CURRENT PROPERTY OWNER: James & Sheila Jackson

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

PROJECT ADDRESS: 555 Melan Rd

CITY: Burton, GA 30108

SUBDIVISION: _____ LOT #: _____

ACREAGE: _____ PARCEL SPLIT FROM: _____

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

CERTIFICATE OF ZONING COMPLIANCE - CHECKLIST

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

Signature of Zoning Administrator or Designee: [Signature] Date: 6/13/17

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 Variance

Shelba Jackson, 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 under the Ordinances of Carroll County:

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

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

FURTHER AFFIANT SAYETH NOT.

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

This 13 day of June, 2017.

Shelba Jackson
AFFIANT (signature)

Address: _____

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: _____

Sworn to and subscribed
before me this 13 day
of June, 2017.

[Signature]
Notary Public

My Commission Expires: _____



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	024 0011	Owner	JACKSON JAMES L JR & SHELBA R	Last 2 Sales			
Class Code	Residential		555 MELEAR RD	Date	Price	Reason	Qual
Taxing District	COUNTY		BOWDON GA 30108	1/28/1985	\$0	FM	Q
	COUNTY	Physical Address	551 MELEAR RD	1/25/1985	\$0	CD	U
Acres	22	Assessed Value	Value \$160046				

(Note: Not to be used on legal documents)

Date created: 6/13/2017
 Last Data Uploaded: 6/13/2017 12:48:02 AM

 **Developed by**
 The Schneider Corporation

Sketch of Property

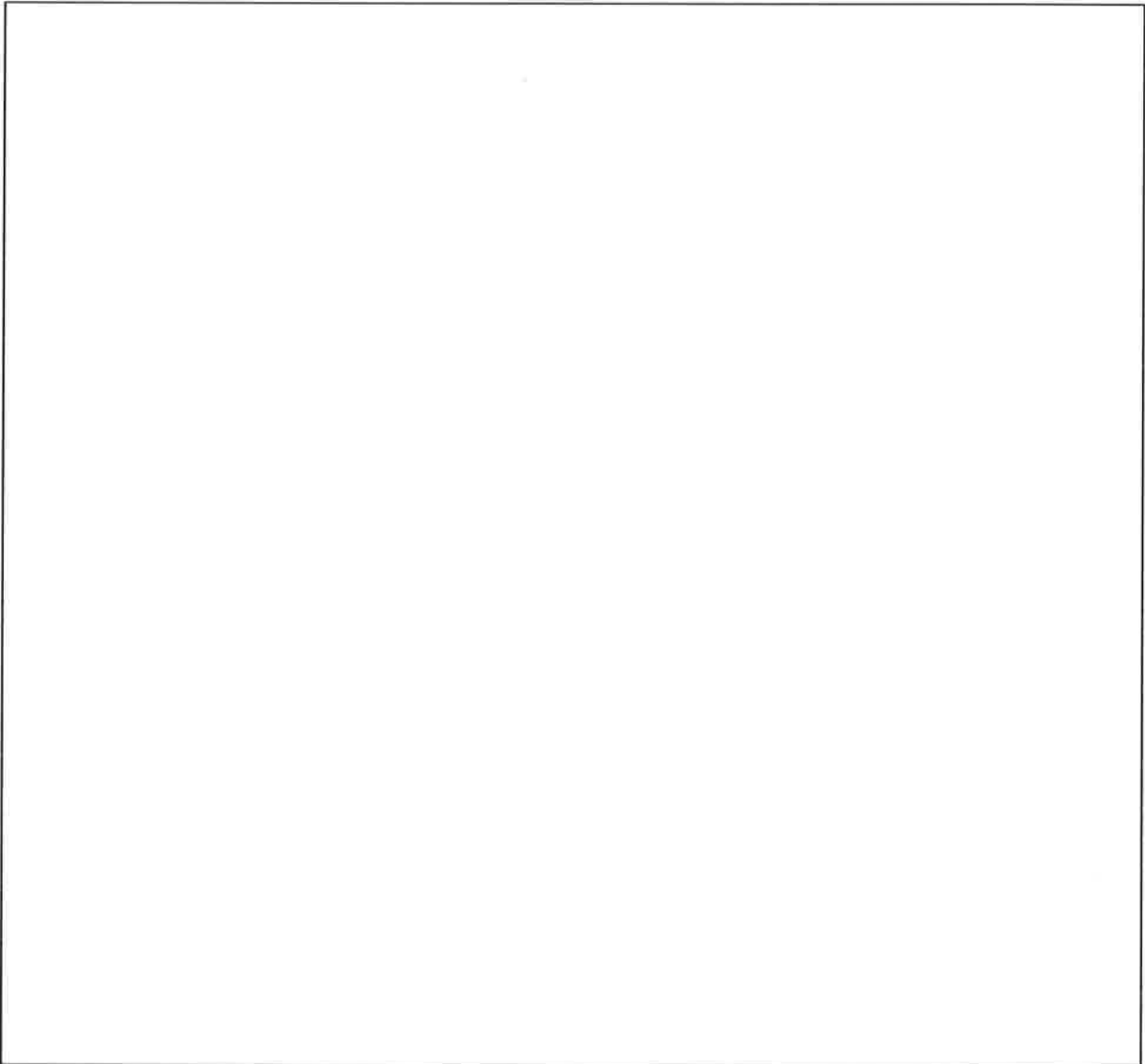
Please check: CONVENTIONAL MANUFACTURED HOME COMMERCIAL
ACCESSORY BUILDING OR ADDITIONS OTHER: _____

- ⇒ 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: house

Is this a Multiple Road Frontage Lot: no



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; July 6, 2017 at 5:30 PM

Jag Off
Room 501

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. Shelba Jackson

Date. 6-13-2017

- * 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.

Carroll County, Georgia

Application: V-17-07-01

Applicant: Robin Grogan

Parcel: 024-0011



Carroll County GIS



- 1.5 Mile Radius
- Municipal
- Bodies of Water

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

