

1. Call To Order
2. Roll Call
3. Approval Of Minutes
4. Business Session
5. Hearing Procedures

- **Anyone providing packets or printed documents must provide these to the clerk prior to the start of the meeting.**
- **The applicant or anyone speaking in favor of the application/request shall be allowed a TOTAL of ten minutes to present their request.**
- **Anyone opposed to the request shall also have a TOTAL of ten minutes to present their opposition. (If there are multiple speakers for or against an application, please be mindful to allow for others to speak, should they wish to do so.)**
- **Anyone speaking for or against the application shall be allowed a TOTAL of five minutes to speak in rebuttal.**

6. Requests

- 6.I. V-22-09-01: Intrafamily Transfer Variance, 2828 Jones Mill Road
V-22-09-01: Intrafamily Transfer Variance, zoned Agricultural, to split less than four acres for family. This property is located at 2828 Jones Mill Road, Parcel #177-0016, Land Lot 6 of the 5th District. Owner/Applicant: Brady Ward.
Commission District 5.

Documents:

[BRADY WARD APPLICATION.PDF](#)

7. Adjournment



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received 8-1-22
Received by: glt

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: BRADY WARD
Address: 2828 JONESMILL RD **City:** _____ **State:** _____ **Zip:** _____
Phone: (404) 985-7764 **Fax:** () _____ **Email:** _____

BRADYWARD1882@GMAIL.COM

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

Owner Name (If different from applicant): _____
Address: _____
Phone: () _____ **Fax:** () _____

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

VARIANCE

Project Name: 2 NEW HOUSES
Variance Location (attach location map): 2828 JONESMILL RD

Proposed Use: (If residential, residence must be at least 1,230 square feet) 2 NEW HOUSES

Relationship of Applicant to Owner: SELF

Total acreage: 100.94

Describe Proposed Variance:
REDUCE MINIMUM

Staff Use Only

Land Lot 6 of the 5th District, Carroll County Tax Map 177 Parcel 0016



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Describe how the proposed Variance will affect: *N/A*

Traffic:

Parking:

Availability of Public Facilities/Utilities:

Other Relevant Impacts of the Proposal:

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

Describe what the hardship will be if the variance is not granted.

FSA loan requirements

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. Any other required items listed in the **Submitted Requirements** checklist.

Return form to:

Janet Hyde, County Planner
423 College Street, Room 503
Carrollton, GA 30117

For Department Use Only

Application No.: *V-22-09-01*
Filing Fee: \$150
Pre-application Conf.: *8-1-22*
Date advertised: *8-16-22*
Date Notices Sent: *8-16-22*
BOA Public Hearing Date: *9-7-22*
Disposition: _____
Decision Letter Sent: _____



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SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: _____

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other 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. 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: (If a residence, must be at least 1,230 sf) 2 houses

Is this a multiple road frontage lot? no

see plat



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

Brady Ward, 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 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 1ST day of Aug 2022.

X BRADY WARD
AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 1ST day
of Aug 2022
of Carroll County
Georgia
My Commission Expires: May 7, 2023
Jane Smith
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: _____



Legend
 Parcels
 Roads

Parcel ID	177 0016	Owner	BRADY WARD LIVESTOCK LLC	Last 2 Sales			
Class Code	Agricultural		3245 RAINEY RD	Date	Price	Reason	Qual
Taxing District	COUNTY		VILLA RICA, GA 30180	9/17/2021	\$494606	MN	U
Acres	100.94	Physical Address	2828 JONES MILL RD	6/10/2021	0	PB	U
		Assessed Value	Value \$264804				

(Note: Not to be used on legal documents)

Date created: 8/30/2022
 Last Data Uploaded: 8/29/2022 6:24:54 PM

Developed by  Schneider
 GEOSPATIAL



Parcel Map

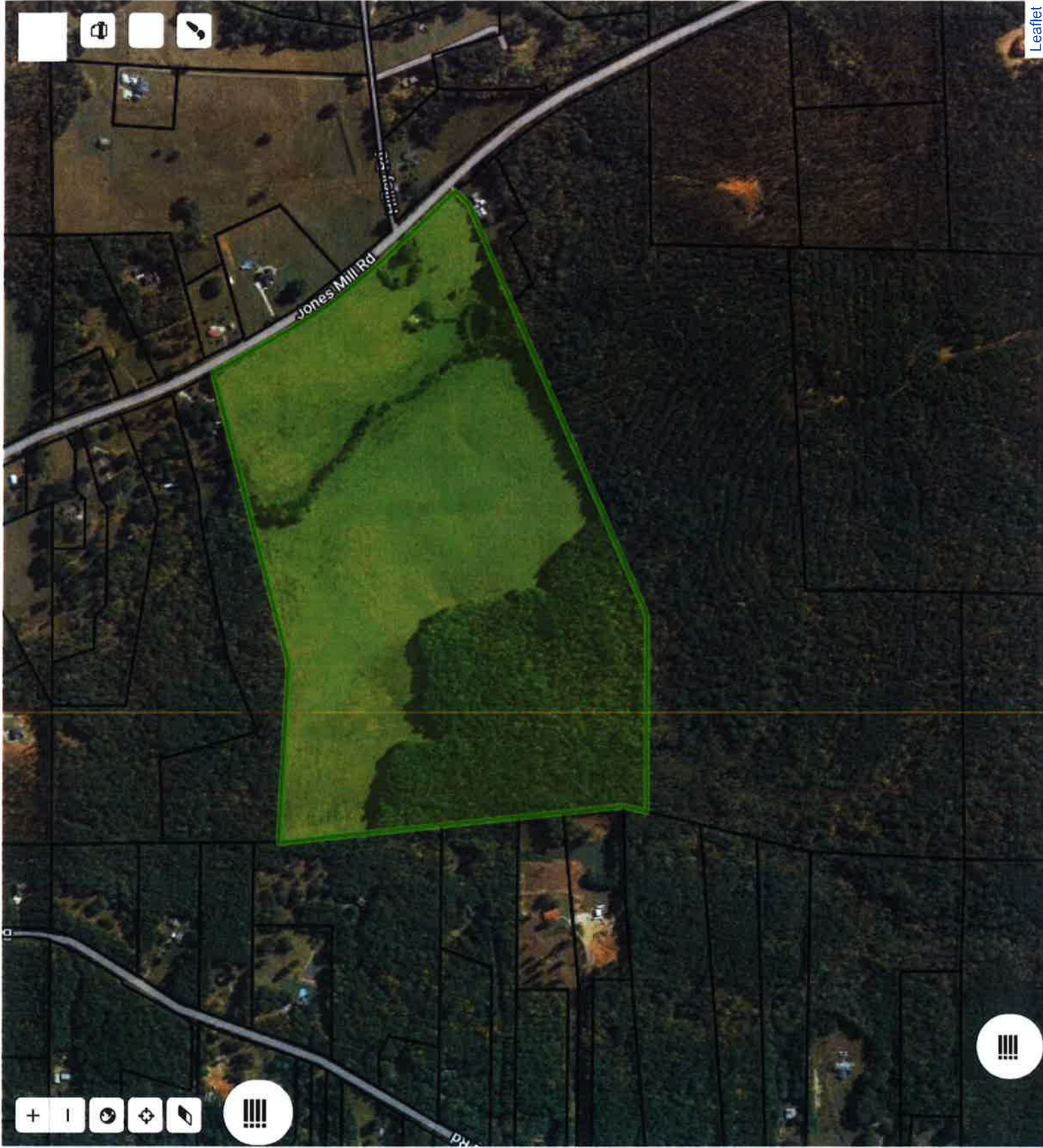
Parcels(Code)

Parcels(Code import)

Parcels(License)

Parcels(Permit import)

Parcels(Permit)





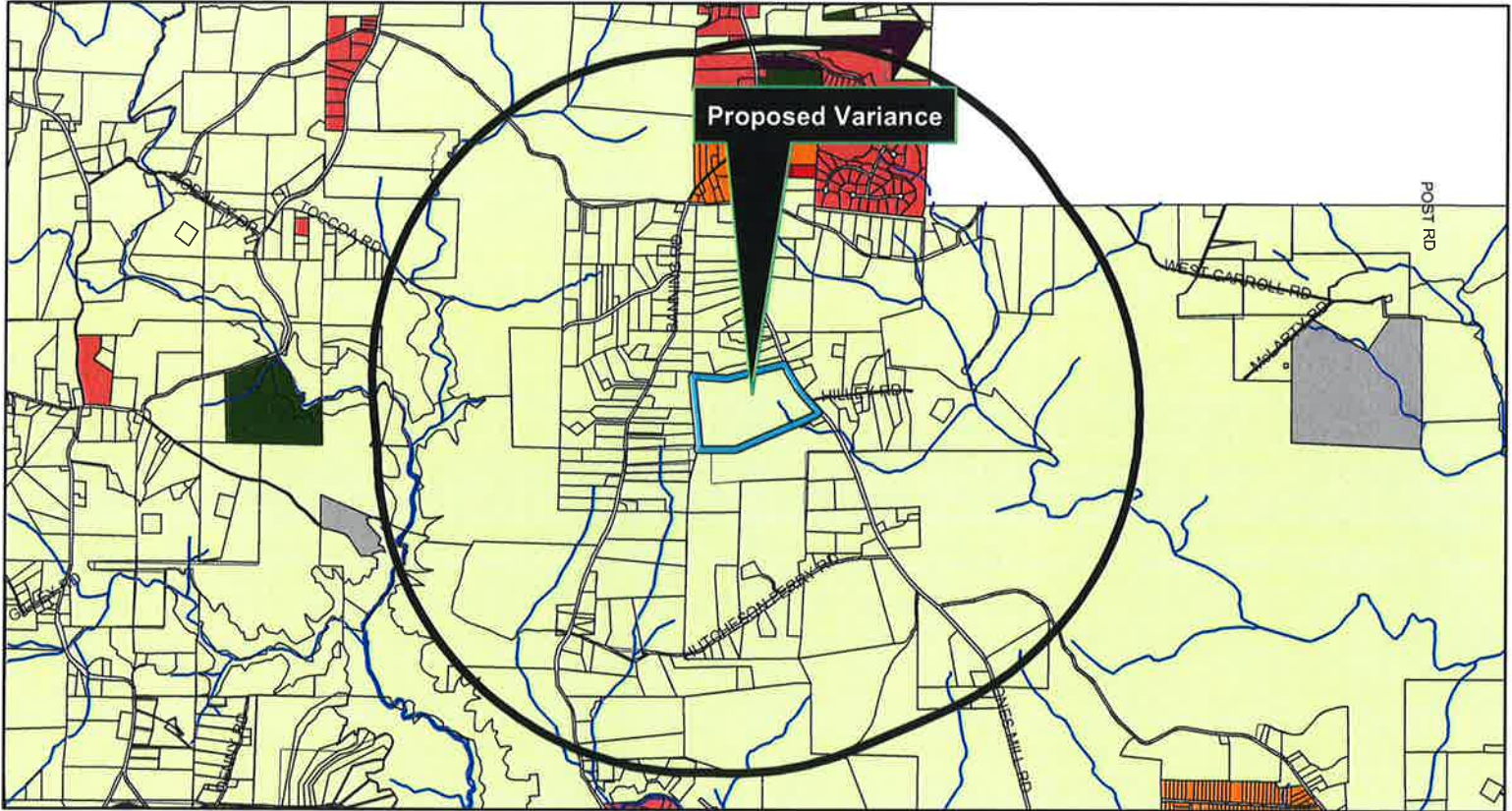
V-22-09-01

Carroll County GIS

Intrafamily Transfer Variance
Parcel # 177-0016
Owner/Applicant: Brady Ward

Zoning

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development*
- R1 - Single Family Home (3 ac min.)*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)*
- R30 - Single Family Home (0.75 ac min.)*



Future Land Use



- 1.5 Mile Radius
- Fairfield
- Public/instituti
- Primary
- Agriculture
- Industrial
- Residential
- Secondary
- Commercial
- Park/Rec/Con
- Trans/Comm/Util

