



Carroll County Department of Community Development

**Carroll County Planning Commission
Historic Courthouse, Old Superior Courtroom
323 Newnan Street, Carrollton, GA**

1. Call To Order
2. Roll Call
3. Minutes
4. Hearing Procedures
5. Requests
 - 5.I. C-21-01-01: Conditional Use For Cell Tower, 1103 Highway 113 North-Diamond Communications

C-21-01-01: Conditional Use for a Wireless Telecommunications Facility (Cell Tower) at 1103 N. Highway 113, Carrollton. Parcel #107-0125 and #107-0509, Land Lots 243 and 245 of the 5th District, consisting of 28.83 acres, zoned Agricultural. Owner: Catalyst Church of Carrollton, Inc. Applicant: Jonathan L. Yates for Diamond Communications. Commission District 3.

- 5.II. C-21-01-02: Conditional Use For Secondary Residence, 2650 Oak Grove Church Road- Jonathan Keel

C-21-01-02: Conditional Use for a Secondary Detached Residence at 2650 Oak Grove Church Road, Carrollton. Parcel #091-0331, Land Lot 2 of the 10th District, consisting of 6.75 acres, zoned Agricultural. Owner/Applicant: Jonathan Keel. Commission District 4.

Documents:

[JONATHAN KEEL - CUP APPLICATION.PDF](#)

- 5.III. C-21-01-03: Conditional Use For Secondary Residence, 667 E. Highway 5-Jacob Warren

C-21-01-03: Conditional Use for a Secondary Detached Residence at 667 E. Highway 5, Roopville. Parcel #095-0035, Land Lot 57 of the 11th District, consisting of 4 acres, zoned Agricultural. Owner: Jacob Warren. Applicant: Jean Staneck. Commission District 5.

- 5.IV. Z-21-01-01: Rezoning From HDDR To Agricultural, 1024 Highway 27 S.-David M. Wilson

Z-21-01-01: Rezoning from HDDR to Agricultural for the purpose of combining properties for property located at 1024 Highway 27 South, Roopville. Parcel #084-0024, 084-0003, and 084-0004, consisting of 3.25 acres. Owner/Applicant: David M. Wilson. Commission District 5,

- 5.V. Z-21-01-02: Rezoning From R2 To Agricultural, Kirby Bryan Road-Brian Eckman And David Sondergeld

Z-21-01-02: Rezoning from R2 Residential to Agricultural for the purpose of combining properties for pasture. Parcel #156-0072, Land Lot 107 of the 5th District, located on Kirby Bryan Road, Carrollton and consisting of 61.4 acres. Owners/Applicants: Brian Eckman and David Sondergeld. Commission District 5.

- 5.VI. Z-21-01-03: Rezoning From Ag To Residential, 358 Gray Road-Hugh And Rika Cuff

Z-21-01-03: Rezoning from Agricultural to Residential for purpose of obtaining a mortgage for property located at 358 Gray Road. Parcel #112-0198, Land Lot 226 of the 5th District, consisting of 5.01 acres. Owner/Applicant: Hugh and Rika Cuff. Commission District 4.

Documents:

[HUGH AND RIKA CUFF - REZONING APPLICATION.PDF](#)

6. Business Session
Update from Board of Commissioners meeting
7. First Reading
8. Adjournment

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 12-22-20
Received by: JK

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>Jonathan Keel</u>
	Address: <u>2650 Oak Grove Ch Rd</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: <u>(770) 842-8161</u> Fax: () - - Email: <u>jakeel-ga@hotmail.com</u>
	Agent Name: _____
	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: _____
	Conditional Use Location (attach location map): <u>2650 Oak Grove Church Rd.</u>
	Proposed Use: <u>residential</u>
	Total acreage: <u>6.75</u>
	Describe Proposed Conditional Use: <u>permission for 2 homes on less than 8 acres</u>

Staff Use Only

Land Lot 2 of the 10th District, Carroll County Tax Map 091 Parcel 0331

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: n/a

Describe how the proposed Conditional Use 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:

Janet Hyde, County Planner
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

Application No: C-21-01-02
Filing Fee: \$350
Pre-Application Conf: _____
Date Advertised: 1-8-21
Date Notices Sent: 1-8-21
PC Public Hearing Date: 1-24-21
BoCC Public Hearing Date: 2-2-21
Disposition: _____
Approved by Resolution #: _____

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 22nd day of December, 2020.

X Jonathan Red
AFFIANT (signature)
Address:

Sworn to and subscribed before me this 22nd day of Dec, 2020

Janet L. Hyde
Notary Public

My Commission Expires:



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

Entity: _____
Address: _____

Return to:
Jonathan Keel
164 Wynridge Drive
Carrollton, Georgia 30116

GENERAL WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF CARROLL**

THIS INDENTURE, Made this 17th day of August in the year Two Thousand Sixteen (2016), between,

Blackberry Way, Inc.

a Georgia Corporation with an office in Carroll County, Georgia, as party or parties of the first part, hereinafter called "Grantor", and

Jonathan David Keel

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations (\$10.00 & OVC) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following:

All that tract or parcel of land lying and being in Land Lot 2, of the 10th District, Carroll County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the South Right-of-Way of Oak Grove Road (having a 60' R/W) with the West Right-of-Way of Oak Grove Church Road (having a 60' R/W), thence, Southerly along the West Right-of-Way of Oak Grove Church Road for a distance of 303.02 feet to an iron pin and the True Point of Beginning. Thence, continuing along said Right-of-Way, South 01°18'12" East for a distance of 52.04 feet to a point. Thence, continuing along said Right-of-Way, South 04°35'42" East for a distance of 73.10 feet to a point. Thence, continuing along said Right-of-Way, South 07°09'42" East

for a distance of 95.89 feet to a point. Thence, continuing along said Right-of-Way, South 08°27'12" East for a distance of 97.48 feet to a point. Thence, continuing along said Right-of-Way, South 08°30'52" East for a distance of 97.41 feet to a point. Thence, continuing along said Right-of-Way, South 09°03'08" East for a distance of 100.06 feet to a point. Thence, continuing along said Right-of-Way, South 08°47'27" East for a distance of 99.68 feet to a point. Thence, continuing along said Right-of-Way, South 07°05'42" East for a distance of 100.99 feet to an iron pin. Thence, leaving said Right-of-Way, North 77°51'17" West for a distance of 566.76 feet to an iron pin. Thence North 01°20'09" East for a distance of 505.50 feet to an iron pin. Thence South 88°39'59" East for a distance of 245.40 feet to an iron pin. Thence North 40°37'44" East for a distance of 21.57 feet to a point. Thence an arc distance of 170.80 feet (curve chord - 166.13 feet; chord bearing - North 63°55'43" East) to a point. Thence North 87°13'42" East for a distance of 42.54 feet to the True Point of Beginning.

Said tract contains 6.75 acres of land and is shown on a plat titled "Final Exemption Plat: BLACKBERRY WAY INC."; dated March 4, 2015; prepared by Pioneer Land Surveying; certified by Lester E. Bell, RLS 2935; and recorded in Plat Book 100 page 115.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this General Warranty Deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

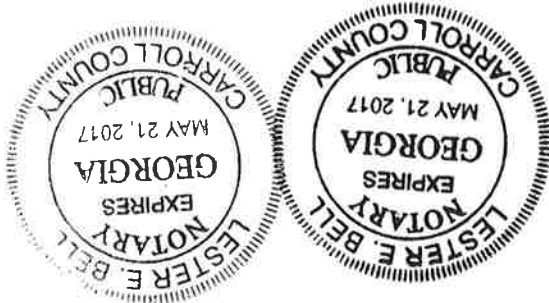
Unofficial Witness

BY: J. Nathaniel Keel (seal)
J. Nathaniel Keel, CEO

Lester E. Bell
Notary Public

My Commission Expires:
(SEAL)

ATTEST: Norma Keel (seal)
Norma Keel, SEC.





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APPLICATION FOR REZONING

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: Hugh and Rika Cuff
 Address: 358 Gray Rd. City: Carrollton State: GA Zip: 30116
 Phone: (678) 326-1632 Fax: () - Email: hugh.cuff@yahoo.com

Agent Name: Curtis North
 Address: 537 Newnan Rd. City: Carrollton State: GA Zip: 30117
 Phone: (770) 644-1400 Fax: () - Email: curtis.north@gmail.com
770-301-8045 (cell)

Owner Name (if different from applicant): same as above
 Address: _____
 Phone: () - Fax: () -

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

REZONING

Project Name: N/A
 Rezoning Location (attach location map): _____
 Current Zoning: Agricultural
 Proposed Zoning: Residential
 Proposed Use: No Change - 1 single family house already built
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
 Total acreage: 5.01
 Describe Proposed Rezoning: (attach additional sheets if necessary) Selling the home and loan requires a residential zoning.

STAFF USE ONLY

Land Lot 226 of the 5th District, Carroll County Tax Map 112 Parcel 0198
 Date Application Filed: 1-6-21 County Recipient: jen
 Advertisement Date: 1-9-21 Sign Posting to before this date: 1-11-21
 Planning Commission First Reading Date: 1-26-21
 Planning Commission Hearing Date Scheduled: 2-26-21 at 6:30 p.m.
 County Commissioners Hearing Date Scheduled: 2-2-21 at 6:30 p.m.
 Rescheduled Hearing Date, if required: _____ Application No: 2-21-01-03
 Application Withdrawn with/without Prejudice: (please circle) _____
 Zoning Personnel: _____ Letter Sent to Applicant: 1 1



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: No change

Parking: No change

Availability of Public Facilities/Utilities: N/A

Other relevant Impacts of the Proposal: N/A

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

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?

N/A

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

NO

3. Does the applicant know of similarly situated properties, within 1/2 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.

N/A

4. 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:



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REZONING QUESTIONS CONTINUED

5. 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:

yes - 1 single family home & 1 shop.

6. 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:

none

7. 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.

This is being done solely for loan purposes - IF changing the zoning concerns someone to that move them one home could be built on the 5 acres. We can add a stipulation that 1 house per lot is the maximum for the property.

8. 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? MIA How many households during the first year? MIA

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

no

10. 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.

None

11. 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.

no



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SKETCH OF PROPERTY

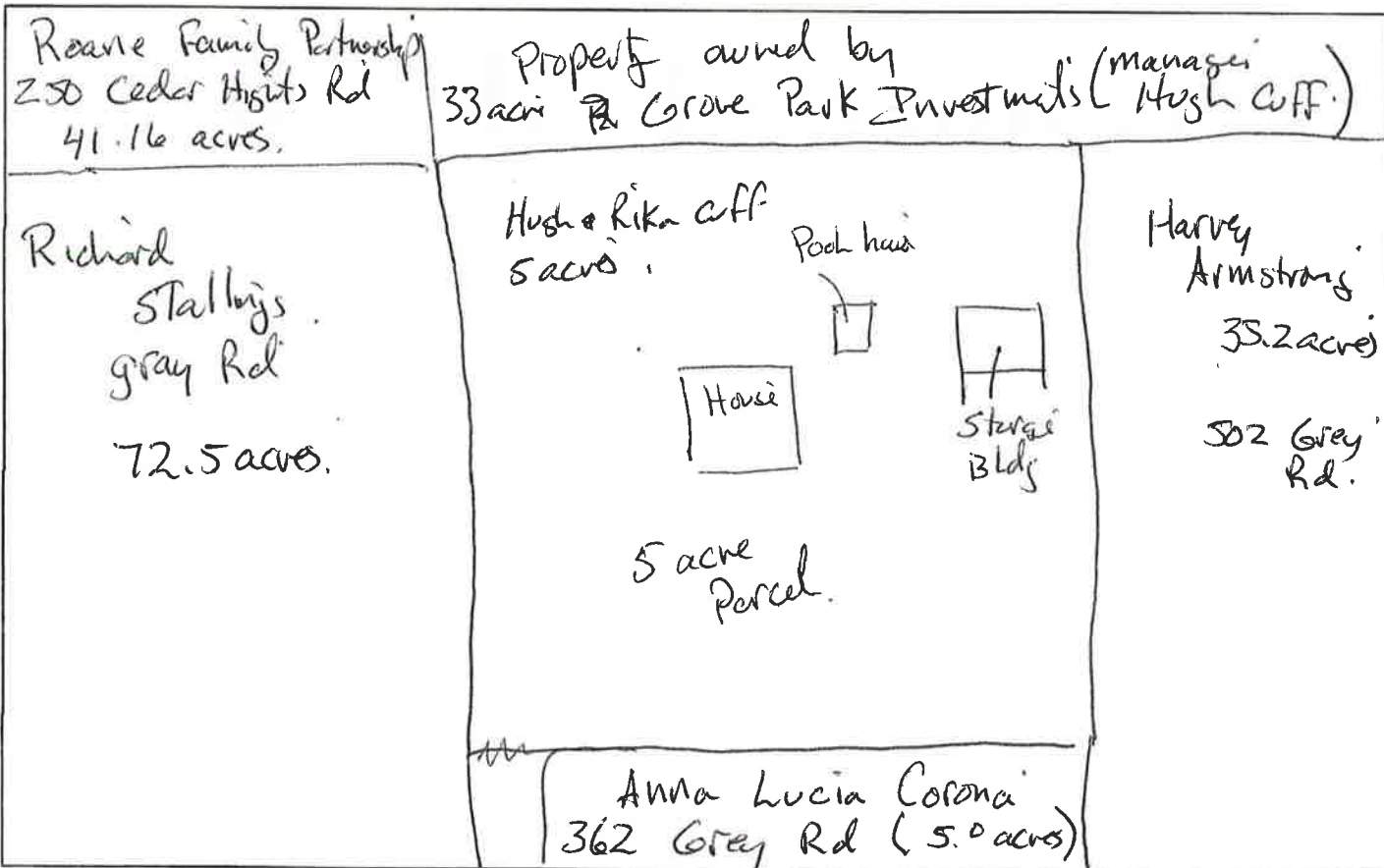
Please check: COMMERCIAL OTHER: _____

- 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: House, storage bldg, Pool house

Describe the type of structure that you plan to build: (A residence must be at least 1,230 square feet unless expressly approved by the Board of Commissioners) none

Is this a multiple road frontage lot? NO





33.5 acres.

112-0126

Saskia

112018



Greenbox Loans is a leader in the residential lending market, with over 70 years of combined experience. Greenbox Loans was founded based on the concept of "Out of the Box" underwriting of residential loans. Many originators & brokers come across borrowers that are fine credit risks but don't fit many company's guidelines. We provide real lending solutions for our clients with an exception minded mentality. We have the right tools to make the loan process simple and seamless. We have the best loan programs to meet each individual situation and you will always get a great rate with the service you deserve. We know that you have many options and that is why we are dedicated to standing out above the rest. Contact us today and speak with one of our trained professionals.



**GREEN BOX
LOANS, Inc.**

5000-ELITE-FD

Property Types

Eligible: Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums

Ineligible: • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leasesholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.