

Variance Application

Carroll County
423 College Street

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



Date Received: 5/1/13
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: Phillip Tankersley
Address: 1115 Old Lowell Mill Rd City: Carrollton State: GA Zip: 30116
Phone: (770) 900-3603 Fax: () - - Email: ptankersley77@gmail.com
Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - - Fax: () - - Email: _____
Owner Name (If different from applicant): Cayla Cox
Address: 2465 E Hwy 5, Carrollton, GA 30116
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.)

CONDITIONAL USE

Project Name: _____
Variance Location (attach location map): Old Lowell Rd
Proposed Use: Cattle
Total acreage: 3.84
Describe Proposed Variance:
The request is to divide a 3.84-acre parcel into two parcels for cattle.

Staff Use Only

Land Lot 99 of the 4th District, Carroll County Tax Map 116 Parcel 133

SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

N/A

Parking:

N/A

Availability of Public Facilities/Utilities:

N/A

Other relevant Impacts of the Proposal:

It'll continue to be used for agriculture

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

Continued be used as agriculture

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-17-06-01
Filing Fee: \$150
Pre-Application Conf: [initials]
Date Advertised: 6/1, 6/8/17
Date Notices Sent: 6/6/17
PC Public Hearing Date: 6/27/17
BoCC Public Hearing Date: 7/11/17
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 AND VARIANCE FILED BY PHILLIP TANKERSLEY
DATE: JUNE 19, 2017
CC: BEN SKIPPER, DIRECTOR

Property Information, Tax Parcel Number: 116-0133
Located off Old Lowell Mill Road, Carrollton, GA
Current Property Owner: Cayla Cox
Commission District 5; Lee Powers

Current Zoning Classification: AG
Proposed Zoning Classification/Use: To remain AG; applicant is requesting a Variance and Conditional Use Permit to divide a 3.84-acre tract into two parcels for cattle, in an Agricultural District.
Future Land Use/Growth Tiers Designation: Agriculture
Watershed Location: N/A

Land Use Analysis:

The subject property is 3.84 acres, more or less; located off Old Lowell Mill Road, Carrollton, GA. The current zoning is Agricultural and the Future Land Map designation is Agricultural. The applicant is requesting to divide the parcel in half, in order to be used for cattle. Adjacent zoning classifications include, Agriculture, Industrial, Mobile Home Park, Commercial, Office and Institutional and R-2 (1-acre).

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

Carroll County Public Works

1. Access is via Old Lowell Mill 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- unnamed intermittent stream.
3. Water runoff eventually enters into Yellow Dirt Creek.
4. Anticipated trip generation is 10 trips per hour with a peak of one trip per hour.
5. Questionable acreage for cattle

Carroll County Fire Department

1. No comments received.

Carroll County Board of Education

1. The nearest schools are Roopville Elementary, Central Middle and Central High School. The rated capacities are RES-550, CMS-925, CHS-1325.

Carroll County Water Authority

1. There is an existing 6' water main, along this section of Old Lowell Mill Road.
2. Anticipated static pressure at system tie-in location is 110 +/- psi.
3. There are no plans for water system expansion, at this location, presently.

Additional Comments: All Received Departmental Comments Available Upon Request

Carroll County, Georgia

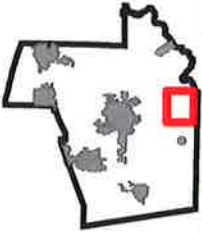
Application: C-17-06-01

Applicant: Phillip Tankersley

Parcel: 116-0133

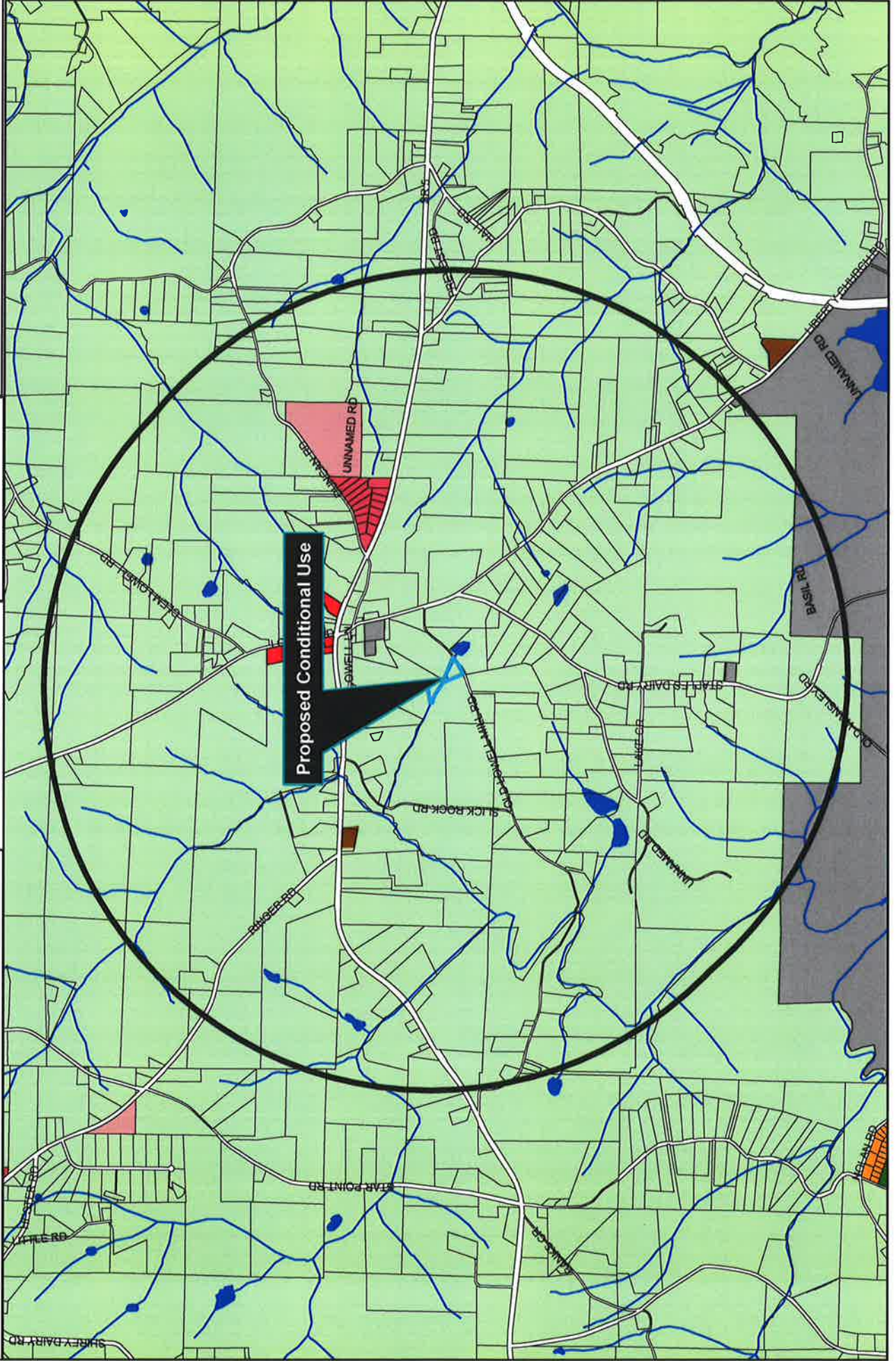


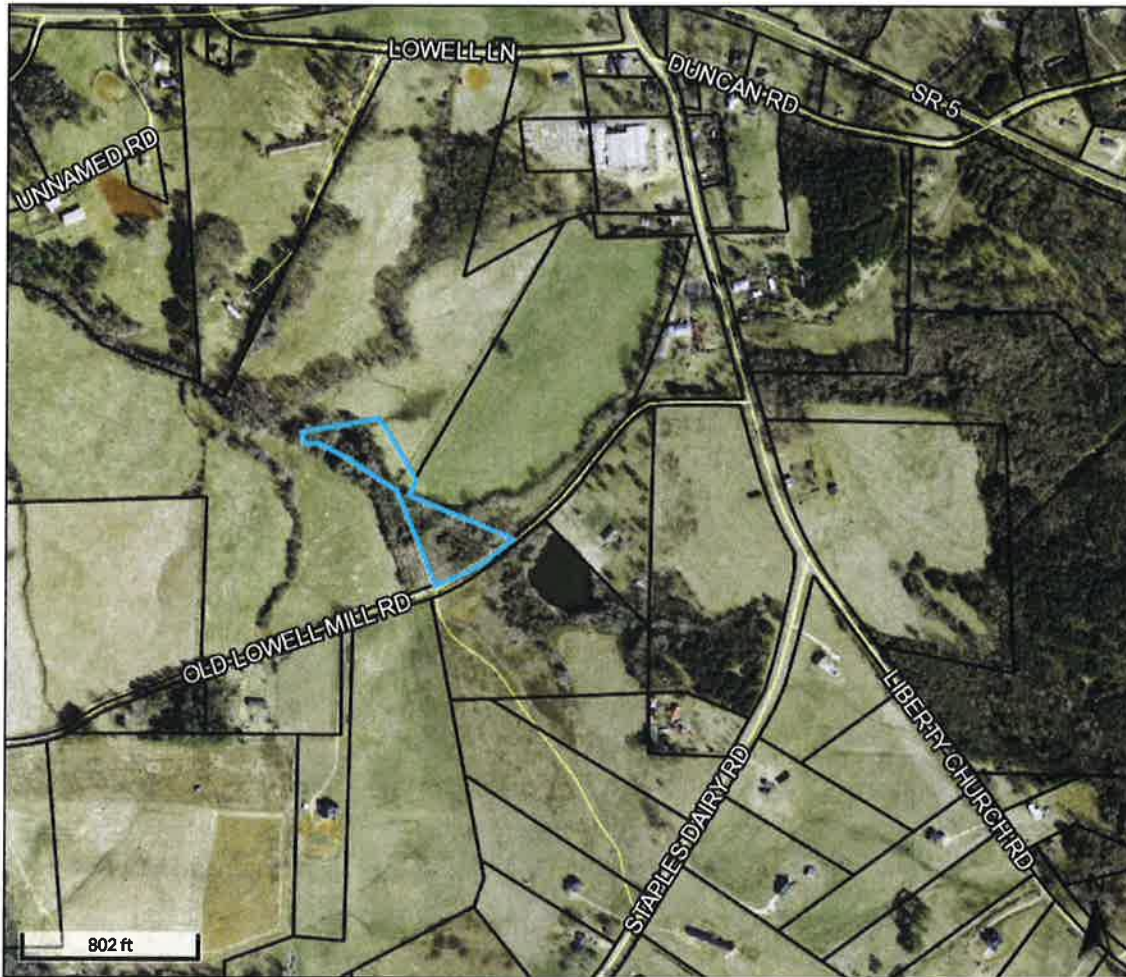
Carroll County GIS



- 1.5 Mile Radius
- Municipal
- Bodies of Water

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





Overview



Legend

-  Parcels
-  Roads

Parcel ID	116 0133	Owner	COX CAYLA	Last 2 Sales			
Class Code	Residential		2465 E HWY 5	Date	Price	Reason	Qual
Taxing District	COUNTY		CARROLLTON GA 30116	8/16/2013	\$12500	LM	Q
	COUNTY	Physical Address	OLD LOWELL MILL RD	8/7/2008	\$0	QC	U
Acres	3.84	Assessed Value	Value \$19281				

(Note: Not to be used on legal documents)

Date created: 5/1/2017
 Last Data Uploaded: 4/3/2017 12:17:04 AM

PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL:

MAP: 116 **LAND LOT:** 99
PARCEL: 133 **DISTRICT:** 45A
CURRENT PROPERTY OWNER: Cayja Cox
PROPERTY OWNER AS OF JANUARY 1ST: _____
APPLICANT (IF DIFFERENT FROM OWNER): Phillip Tankusky
PROJECT ADDRESS: Old Lowell Mill Rd
CITY: Carrollton, GA 30116

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

CURRENT ZONING CLASSIFICATION	<u>AG</u>
REQUIRED SETBACKS	FRONT <u>100' ok</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: _____

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: Vacant

Describe the type of structure that you plan to build: N/A - Cattle pasture

Is this a Multiple Road Frontage Lot: No

See Attached Map

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Variance

Phillip Tarkusley, 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 1 day of May, 2017.

[Signature]
AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 1 day
of May, 17.

[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: _____
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; 6/27/17 at 6:30 PM Tag Office

The Board of Commissioners will hear your request on; 7/11/17 at 6:00 PM Historic Courthouse
3rd floor

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. 5-1-17

- * 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

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:

Applicant Name: Phillip Tankersley
Address: 1115 Old Lowell Rd
City: Carmilton State: GA Zip: 30114 Phone: 770 980 - 3603

_____ (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 1 day of May, 2017.

Carla Cox
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 1st day
of May 2017.

Lori Large
Notary Public

My Commission Expires:

2-10-18

