



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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: SOUTH EAST INVESTORS LLC
 Address: 1923 CHEROKEE RD City: WILLIAMSON State: SC Zip: 29697
 Phone: (843) 940-4800 Fax: () Email: JOEY@JMAUCTIONEERS.COM

Agent Name: JOEY MARTIN
 Address: 1923 CHEROKEE RD City: WILLIAMSON State: SC Zip: 29697
 Phone: (843) 940-4800 Fax: () Email: JOEY@JMAUCTIONEERS.COM

Owner Name (if different from applicant): SHERMAN AND ANNIE FARLEY
 Address: 161 MADDEVILLE LN CARROLLTON GA 30117
 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: EXPANSION OF YARD
 Rezoning Location (attach location map): 161 MADDEVILLE LN CARROLLTON GA 30117
 Current Zoning: RESIDENTIAL
 Proposed Zoning: COMMERCIAL
 Proposed Use: AUCTION YARD EXPANSION
 (If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
 Total acreage: 2.33
 Describe Proposed Rezoning: (attach additional sheets if necessary)

STAFF USE ONLY

Land Lot 342 of the 7th District, Carroll County Tax Map 071 Parcel 0033
 Date Application Filed: 7-20-2020 County Recipient: gln
 Advertisement Date: 8-7-20 Sign Posting to before this date: _____
 Planning Commission First Reading Date: 7-28-20
 Planning Commission Hearing Date Scheduled: 8-25-20 at 6:30 p.m.
 County Commissioners Hearing Date Scheduled: 9-1-20 at 6:30 p.m.
 Rescheduled Hearing Date, if required: _____ Application No: 7-20-08-01
 Application Withdrawn with/without Prejudice: (please circle) _____
 Zoning Personnel: gln Letter Sent to Applicant: _____



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: _____

Parking: _____

Availability of Public Facilities/Utilities: _____

Other relevant Impacts of the Proposal: _____

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

~~BE~~ INCREASE SIZE OF ADOPTION YARD

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?

no

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.

no

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, 2 HOMES, 7 SHEEDS

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.

WOULD LIKE TO INCREASE SIZE OF CURRENT HOUSTON YARD

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? NO How many households during the first year? _____

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.



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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING APPLICATION

Joy Martin, 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 **REZONING 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 13 day of July, 2020.

Joy Martin
AFFIANT (signature)

Address: 161 MANDEVILLE ST
CARROLLTON GA 30417

Sworn to and subscribed
before me this 13 day
of July, 2020.

Nancy Sleik
Notary Public

Nancy Sleik
Notary Public
State of South Carolina
My Commission Expires March 5, 2020

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: SOUTHEAST INVESTORS LLC
Address: 1923 CHEROKEE RD
WILLIAMSTON SC 29697



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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:

161 MANDEVILLE ST CARROLLTON GA 30117

Applicant Name:

SOUTHEAST INVESTORS LLC

Address:

1923 CHEROKEE RD

City:

WILLIAMSTON GA

State:

SC

Zip:

29687

Phone:

() 864 - 940-4800

Robert Farley (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.

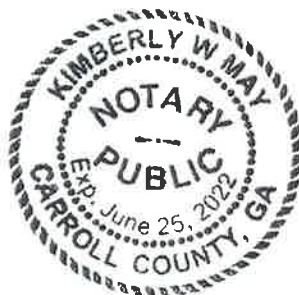
This 20th day of July, 2020.

Robert Farley
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 20th day
of July, 2020.

Kimberly W. May
Notary Public

My Commission Expires: June 25, 2022





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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: 2 HOMES, 7 SHENS

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

PLEASE SEE INCLUDED SURVEY

Summary

Parcel Number 071 0033
 Location Address 161 MANDEVILLE LN
 Legal Description 2HSES/3AC MANDEVILLE LN
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 02)
 Millage Rate 26.529
 Acres 3
 Homestead Exemption No (50)
 Landlot/District 342 / 07
 Water Well
 Sewer Septic Tank
 Electric Electricity
 Gas Tank Gas
 Topography Level
 Drainage Good
 Road Class County
 Parcel Road Access Paved



[View Map](#)

Owner

FARLEY SHERMAN & ANNIE
 C/O DONICE FARLEY
 161, ANDEVILLE LN
 CARROLLTON, GA 30117

Tax Commissioner Link

[Click here for tax information.](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	3

Residential Improvement Information

Style One Story
 Heated Square Feet 1200
 Interior Walls Sheetrock
 Exterior Walls Masonry (Brick)
 Foundation Masonry
 Attic Square Feet 384 Unfinished
 Basement Square Feet 0
 Year Built 1947
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type No Heat
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$43,092
 Condition Fair
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 161 MANDEVILLE LN

Style One Story
 Heated Square Feet 1376
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1911
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type No Heat
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$10,179
 Condition Poor
 Fireplaces\Appliances Fireplace N. V. 1
 House Address 181 MANDEVILLE LN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Impr Average	2001	0x0 / 1	1	\$2,500
Site Impr Additional	2001	0x0 / 1	1	\$1,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/22/2009			\$0	Estate Sale	FARLEY ANNIE ESTATE	FARLEY SHERMAN
11/20/1979	400 149		\$29,500	Not Fair Market	SILVEY AUBREY	FARLEY SHERMAN & ANNIE (JTRS)

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$61,363	\$59,296	\$59,296	\$59,296	\$69,022
Land Value	\$8,901	\$8,901	\$8,901	\$8,901	\$8,901
+ Improvement Value	\$53,271	\$48,462	\$46,395	\$46,395	\$46,395
+ Accessory Value	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
= Current Value	\$66,172	\$61,363	\$59,296	\$59,296	\$59,296

Photos



Sketches

STATE OF GEORGIA; COUNTY OF CARROLL

THIS INDENTURE, Made this 29th day of November One Thousand Nine Hundred and Seventy-Nine between AUBREY SILVEY of the State of Georgia and County of Carroll of the First Part, and SHERMAN W. FARLEY AND ANNIE RENE FARLEY of the State of Georgia and County of Carroll of the Second Part;

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$ 10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part as Tenants in Common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being and being in Land Lot 342 of the 7th District of Carroll County, Georgia, containing three (3) acres, more or less, and being more particularly described as BEGINNING at a point on the south boundary of said land lot at the point of intersection of the west right of way of Central of Georgia Railway and from said point of beginning, running thence westerly along the south boundary of said lot 100 feet, more or less, to the Old Bremen-Carrollton Road, which is a public road extending northerly and southerly through said Land Lot 342 situated approximately three hundred feet easterly of U. S. Highway 27 at the point of its intersection with the south boundary of said Lot 342; thence northwesterly along said public road 800 feet, more or less, to a hedge row, indicating the dividing line between this property and the property now or formerly owned by Earnest - C. C. Ozier; thence easterly along said hedge row 36 feet, more or less, to the west right of way of Central of Georgia Railway; thence southeasterly along said railway right of way 800 feet, more or less, to the point of beginning. This is the same property as was conveyed by warranty deeds to Jack W. Wilson, dated April 6, 1968, recorded in Deed Book 193, page 56, and on the same date and recorded in Deed Book 193, page 57, and is bound on the east by Central of Georgia Railway; on the south by the south boundary of said Lot 342; on the west by a public road known as the Old Carrollton-Bremen Highway, and on the north by the property of Earnest and Ozier and marked by the aforementioned hedge row.

Paid \$ 29.50 Date Nov. 29, 1979

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 parties of the second part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of

Handwritten signatures of witnesses and a circular notary seal for 'Notary Public'.

Handwritten signature of Aubrey Silvey, followed by printed text: AUBREY SILVEY (SEAL) CLERK SUPERIOR COURT (SEAL)

1979 NOV 29 PM 12:55 (SEAL)

RECORDED NOV 29 1979 TISINGER, TISINGER & VANCE Attorneys at Law KENNETH SKINNER, CLERK

REFERENCED FOR CLARITY OF COURSE

LEGEND

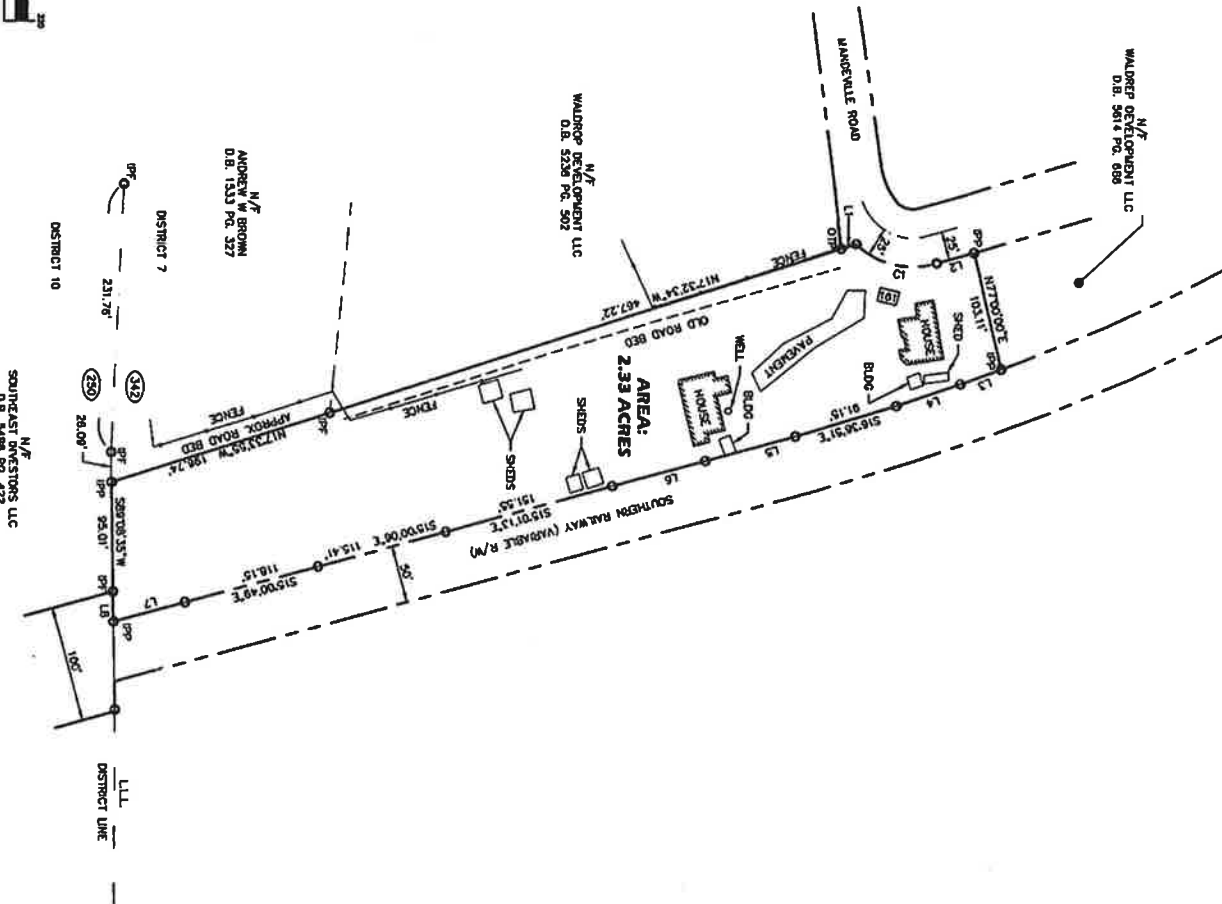
101	HOUSE NUMBER
102	LOT NUMBER
103	PROPERTY CORNER
104	PROPERTY LINE
105	NEW PAVED ROAD
106	ROAD PAVED UNLESS NOTED
107	ROAD PAVED UNLESS NOTED
108	ROAD PAVED UNLESS NOTED
109	ROAD PAVED UNLESS NOTED
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121	ROAD PAVED UNLESS NOTED

Parcel Line Table

Line #	Length	Direction
L1	13.89'	N17° 32' 34" W
L2	33.79'	N15° 20' 08" W
L3	37.21'	S20° 33' 48" E
L4	58.40'	S16° 33' 32" E
L5	80.31'	S15° 17' 12" E
L6	83.37'	S15° 00' 44" E
L7	63.80'	S14° 59' 29" E
L8	23.83'	S09° 04' 35" W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	75.06'	68.87'	N13° 30' 32" E	71.48'



DISCLAIMER

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND TO ANY REAL PROPERTY BOUNDARIES. THE RECORDS INFORMATION OF THIS DOCUMENT IS BASED UPON THE RECORDS WHICH WERE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHERMAN, GEORGIA. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT.

GENERAL NOTES

1. NO TIME OR ABSTRACT RESERVATION HAS BEEN MADE BY THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THIS PLAT.

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BOUNDARY SURVEY FOR THE ESTATE OF SHERMAN FARLEY

LOCATED IN LAND LOT 342 DISTRICT 07 SHERMAN COUNTY, GEORGIA

SCALE: 1" = 80'

DRAWN BY: [Signature]

DATE: 08/19/2020

REVISION: [Signature]

3-20-14.6



ENGINEERING • LAND SURVEYING • LAND PLANNING

QTY GEORGIA & WEST, INC.

185 CORPORATE DRIVE OFFICE (770) 844-894

CARROLLTON, GA 30117 FAX (770) 358-1053

EMAIL: michael.farley@qyandwest.com

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SHEET 1 OF 1