



Carroll County
Department of Community Development

423 College Street – P.O. Box 338
Carrollton, Georgia 30117
(770) 830-5861

Janet Hyde
County Planner

V-20-09-05

COMMISSION DISTRICT: 6
COUNTY COMMISSIONER: George Chambers

PUBLIC HEARING DATES

BOARD OF APPEALS: September 3, 2020

REQUEST: Intrafamily Transfer Variance

Owner/Applicant: Glenda McGuire Adams
Acres: 6
Parcel Number(s): 027-0087
Location: 36 Drues Road

Current Land Use: Agricultural
Future Land Use: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a variance to subdivide property for family.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Agricultural/Residential
East	Agricultural	Agricultural/Residential
South	Agricultural	Agricultural/Residential
West	Agricultural	Agricultural/Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:

The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed single family dwelling will be located.

There will not be a significant adverse effect on the neighborhood. The surrounding area is predominantly agricultural.

B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.
A single family dwelling will be compatible with the neighborhood.

C. Whether or not the public health, safety, or welfare concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, and welfare concerns of the surrounding neighborhood will not be adversely affected.

D. Whether a denial would impose an unnecessary hardship upon the applicant and the immediate family.

Denial could pose an unnecessary hardship upon the applicant and immediate family, as the family will not be able to obtain building permits on the property without this variance.

E. The applicant's justification for not choosing to apply for a conditional use or zoning change.

This property is being split among family and the family does not wish to pursue rezoning. The property in the immediate vicinity is all agricultural and residential.

STAFF COMMENTS:

The applicant is requesting a variance to split an approximately four acre tract from her six acre tract in order for her son to build a house. There are a few other parcels in the vicinity that are less than the required four acres in agricultural zoning.

Traffic generation for single family residences is 10 trips per day average.

STAFF RECOMMENDATION: APPROVAL.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on August 13, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,



Janet Hyde, County Planner



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APPLICATION FOR A VARIANCE

Date Received: _____
Received by: _____

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: Glenda McGuire aka Glenda Adams
Address: 36 Drues Rd City: Bowdon State: Ga Zip: 30108
Phone: (770) 265-3936 Fax: () _____ Email: _____

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: Glenda / Dennis McGuire
Variance Location (attach location map): _____

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

Total acreage: 6
Describe Proposed Variance: I want to deed 4 Acres to my son. It. His Property joins mine, Dennis McGuire

Staff Use Only

Land Lot 80 of the AA District, Carroll County

Tax Map 027 Parcel 0087



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Describe how the proposed Variance will affect:

Traffic: none

Parking: none

Availability of Public Facilities/Utilities: none

Other Relevant Impacts of the Proposal: n/a

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

n/a family only

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 **Submitted Requirements** checklist.

Return form to:

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

For Department Use Only

Application No. 12-20-09-05
Filing Fee: \$ 150
Pre-application Conf.: 8-5-20
Date advertised: 8-13-20
Date Notices Sent: 8-13-20
BOA Public Hearing Date: 9-3-20
Disposition: _____
Decision Letter Sent: _____

Notarize this Document



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

_____, 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 5th day of August 2020.

Glenda McQuinn
AFFIANT (signature)

Address: 36 Dunes Rd
Boulder, Ga 30108

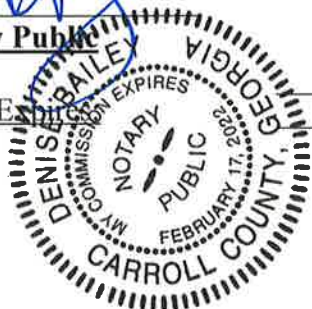
Sworn to and subscribed
before me this 5th day
of August 2020.

[Signature]
Notary Public

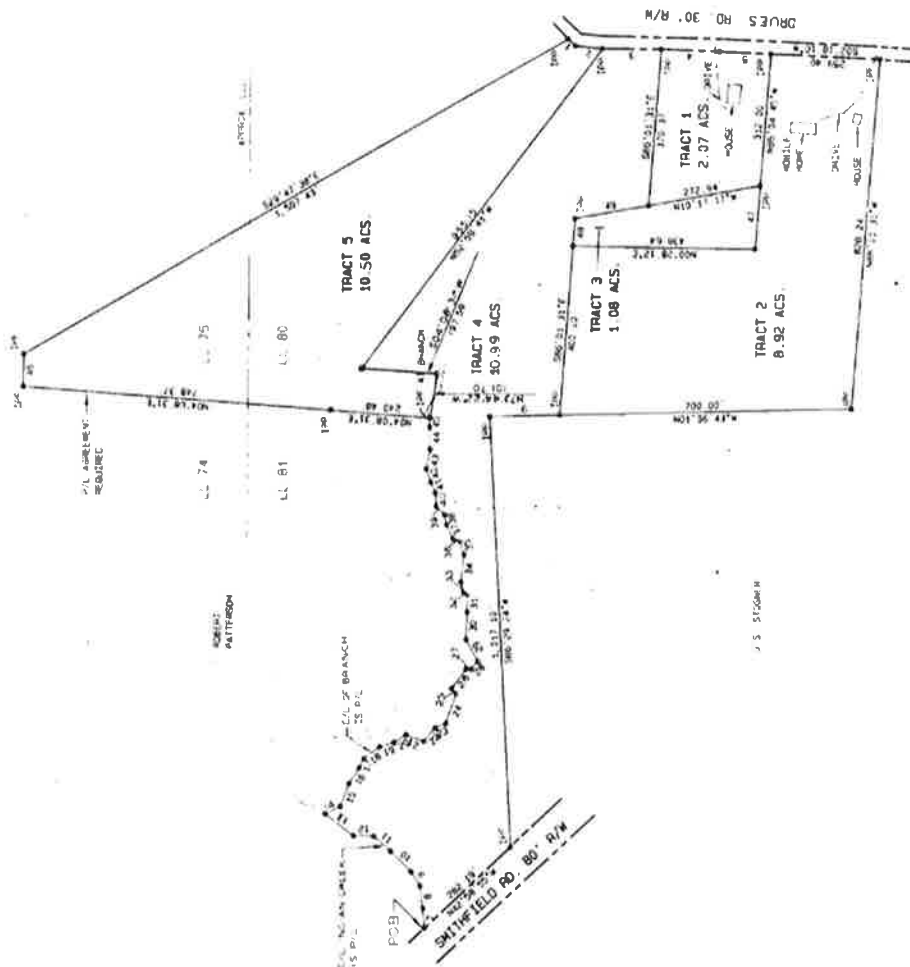
If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: _____
Address: _____

My Commission Expires _____



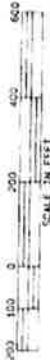
LINE NUMBER	BEARING	DISTANCE
1	S41°26'47"W	24.30
2	S05°18'22"W	85.43
3	S00°01'37"W	139.54
4	S02°02'10"W	125.27
5	S02°48'18"W	125.27
6	S01°38'45"W	157.23
7	S03°33'33"E	46.58
8	S02°08'42"E	53.84
9	S04°02'04"E	88.87
10	S04°02'04"E	54.38
11	S01°23'22"E	49.43
12	S01°23'22"E	86.17
13	S03°37'15"E	41.76
14	S03°37'15"E	41.76
15	S03°37'15"E	41.76
16	S03°37'15"E	41.76
17	S03°37'15"E	41.76
18	S03°37'15"E	41.76
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44	S03°37'15"E	41.76
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46	S03°37'15"E	41.76
47	S03°37'15"E	41.76
48	S03°37'15"E	41.76
49	S03°37'15"E	41.76
50	S03°37'15"E	41.76



FILED
DA. CARROLL COUNTY
RECORDED
MAY 31 1991



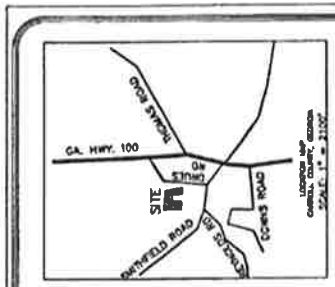
4468
PROPERTY SURVEY FOR
CORINE ADAMS
LOCATED IN LL'S 75, 80 & 81 DISTRICT 9
CARROLL COUNTY GEORGIA
SCALE: 1"=200' DATE: 2-22-91
REVISED 3-29-91



REVISIONS
CORRECTIONS
MAY 31 1991

Crawford - Williams Assoc., Inc.
ENGINEERING, LAND SURVEYING & LAND PLANNING

J. S. STOKER
SURVEYOR GENERAL
STATE OF GEORGIA



OWNER/DEVELOPER
SANDEE MCGUIRE
 36 DRIES ROAD
 BOWDON, GEORGIA 30108
 PH. (770) 656-7613

- GENERAL NOTES**
1. SITE AREA: 4.00 ACRES
 2. ZONING STATUS: EXISTING: A
 3. SET BACKS: FRONT- 125', SIDE- 15', REAR- 15', SIDE- 15'
 4. PROPERTY WILL BE SERVED BY PRIVATE SEPTIC SYSTEM.
 5. THE PLAT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION.
 6. PROPERTY IS SUBJECT TO ALL EASEMENTS.
 7. PROPERTY MAY BE SUBJECT TO DAM BREAK ZONE.
 8. IF WATERS OF THE U.S. ARE PRESENT, THE PROPERTY WILL BE SUBJECT TO ALL APPROPRIATE SETBACKS & BUFFERS.

SUBJECT TO CERTIFICATE
 IF A CERTIFICATE HAS BEEN OBTAINED FROM THE GEORGIA DEPARTMENT OF REVENUE THAT THE PROPERTY IS SUBJECT TO AN INDEMNITY AGREEMENT

RE: DOUGLAS C. CHAMBERLAIN, GA. FILE # 1153

N/F JOHANN MADDOEN ZONED: A

N/F CORENE ADAMS (LIFE ESTATE) ZONED: C

N/F GLENDA MCGUIRE ZONED: A

N/F GLENDA MCGUIRE ZONED: A

N/F GLENDA MCGUIRE ZONED: A

THE FURIA PANEL 1130454 0075 B INDICATES THAT THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THE MAP INDICATES THAT THE FLOOD HAZARD LINES IF ANY, ARE OUR INTERPOLATION OF THE FLOOD HAZARD INFORMATION DATA AVAILABLE AND FROM PANELS THAT EITHER HAVE BEEN OPENED

PROPERTY SURVEY FOR:
SANDEE MCGUIRE
 LOCATED IN LL 80 DISTRICT 9
 CARROLL COUNTY, GEORGIA
 SCALE: 1" = 80'
 DATE: 06-03-04
 JMO-06605

DWG# 3-04-102

Crawford & Associates
C. H. F., INC.
 ENGINEERING, LAND SURVEYING & LAND PLANNING
 105 CORPORATE DRIVE
 CARROLLTON, GA. 30117
 OFFICE (770) 834-4894
 FAX (770) 834-1005



STATE OF GEORGIA
 I, **DOUGLAS C. CHAMBERLAIN**, DO hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional surveyor in the State of Georgia.

ALL NEIGHBORS OF THE CARROLL COUNTY BOARDERS RELATIONS RELATIVE TO THE PROPERTY BEING SURVEYED SHALL BE ADVISED BY THE SURVEYOR OF THE RESULTS OF THE SURVEY AND THE CONSTRUCTION OF THE PLAT SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING ACT.

THE ACCEPTANCE OF THE PLAT HEREIN BY THE CARROLL COUNTY BOARDERS SHALL NOT BE A WAIVER OF THE SURVEYOR'S LIABILITY FOR NEGLIGENCE OR FOR ANY OTHER CAUSE OF ACTION THAT MAY BE ASSERTED AGAINST THE SURVEYOR.

NO PART OF ANY INSTRUMENT DRAWN AND MADE BY ME OR UNDER MY DIRECT SUPERVISION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.

CLOSURE
 THE STATE OF GEORGIA HAS THE SOLE RIGHT TO DETERMINE THE LOCATION OF ANY PUBLIC ROAD OR HIGHWAY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE LOCATION OF ANY PRIVATE ROAD OR HIGHWAY AS SHOWN ON THE PLAT. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF ANY PUBLIC ROAD OR HIGHWAY.

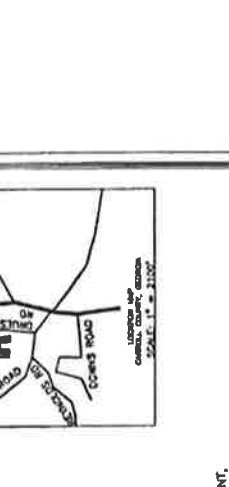
LEGEND

10	HOUSE NUMBER
10	LOT NUMBER
PP	IRON PIPE
⊕	SURVEY STATION

N/F JOHANN MADDOEN ZONED: A

N/F GLENDA MCGUIRE ZONED: A

N/F GLENDA MCGUIRE ZONED: A



4.00 ACRES

Dennis McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

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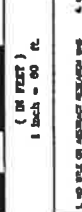
Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire

Glenda McGuire



GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

DATE OF APPROVAL:
 MUNICIPAL/COMMUNITY DEVELOPMENT DEPT.

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CARROLL COUNTY

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STATE OF GEORGIA Carroll COUNTY:

THIS INDENTURE, made this 1st day of February In the year of our Lord, One Thousand Nine Hundred and Ninety, between Corine Warren Adams of the county of Carroll and State of Georgia of the first part, and Glenda McGuire of the county of Carroll and State of Georgia of the second part

WITNESSETH, That the said party of the first part for and in consideration of the sum of \$ 10,00 and other valuable considerations ----- DOLLARS

In hand paid at and before the signing, sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he/she granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, he/she, heirs and assigns, all of that tract or parcel of land situate, lying and being in the County of Carroll said State of Georgia

All that tract of land lying and being in LL 80 of the 9th district, said tract being more particularly described as follows;

Beginning at a point on the right-of-way of Smithfield Road, going up Drues Road 308 feet more or less to an iron pin, being the beginning point. Thence running West 84.05° for a distance of 845 feet to a point on Land Lot Line between Land Lot 81 and Land Lot 80. Thence running North 01°00'36" for a distance of 700 feet to a point. Thence running East 88.5° for a distance of 400 feet to a point. Thence running South 178.5° for a distance of 400 feet to a point. Thence running East 84.05° for a distance of 462 feet to a point on the right-of-way of Drues Road. Thence running South 259.4 feet to the point of beginning.

Said tract contains 10 acres.

Carroll County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 02/01/90
Kenneth Skinner
Clerk of Superior Court

CLERK SUPERIOR COURT
1990 FEB -1 PM 12:13

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same, being, belonging or in anywise appertaining to the proper use, benefit and behoof of Glenda McGuire said party of the second part, her heirs, executors, administrators and assigns in FEE SIMPLE.

And the said party of the first part for her heirs, executors and administrators, the said bargained premises unto the said party of the second part her heirs, executors, administrators and assigns, against said party of the first part her heirs, executors and administrators, and all and every other person, or persons, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part he/she hereunto set her hand and affixed her seal, the day and year first above written.

Signed, sealed and delivered in the presence of:
Barbara G. Kitchens
NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 9, 1990
Judy Reeves

Corine Warren Adams (SEAL)

(SEAL)



Overview



Legend

-  Parcels
-  Roads

Parcel ID	027 0087	Owner	MCGUIRE GLENDA	Last 2 Sales			
Class Code	Residential		36 DRUES RD	Date	Price	Reason	Qual
Taxing District	COUNTY		BOWDON GA 30108	4/10/1991	0	NM	U
Acres	6	Physical Address	36 DRUES RD	n/a	0	n/a	n/a
		Assessed Value	Value \$53619				

(Note: Not to be used on legal documents)

Date created: 8/11/2020
 Last Data Uploaded: 8/10/2020 6:35:37 PM

Developed by  **Schneider**
 GEOSPATIAL



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

SKETCH OF PROPERTY

Please check: COMMERCIAL OTHER: Residential

- 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 on the 4 Acres for my son, Dennis McGuire

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) none

Is this a multiple road frontage lot? no



Parcel ID 027 0087
Class Code Residential
Taxing District COUNTY
Acres 6

Owner MCGUIRE GLENDA
36 DRUES RD
ROWDON GA 30108

Last 2 Sales
Date 4/10/1991
Price 0

Revision Date: 3-4-2020

Application: V-20-09-05

Glenda McGuire Adams
 Intrafamily Transfer Variance
 Parcel #027-0087



- 1.5 Mile Radius
- Municipal
- Bodies of Water
- 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.)

