



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## CONDITIONAL USE APPLICATION

Date Received: 9-17-2020  
Received by: [Signature]

Application must be filed by noon on the 3<sup>rd</sup> 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: Jeff Pack  
Address: 1510 Sandy Flat Rd. City: Bowdon State: GA Zip: 30108  
Phone: (478) 341-4750 Fax: ( ) - - Email: JLP4PC@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.)*

PROJECT

Project Name: \_\_\_\_\_  
Conditional Use Location (attach location map): 1510 Sandy Flat Road  
Proposed Use: mobile Home  
Square Footage of Proposed Residence: 1980 Sq. FT.

(must be at least 1,230 square feet)  
Total acreage: 1 acre to use on 10.4 acre tract.

Describe Proposed Conditional Use: mobile home for handicap father

Staff Use Only

Land Lot 167 of the 9th District, Carroll County Tax Map 017 Parcel 0105



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: N/A

Parking: N/A

Availability of Public Facilities/Utilities: Yes. Bowdon Citywater & Carroll Emc

Other relevant Impacts of the Proposal: N/A

Describe how the proposed Conditional Use will be a benefit to the public.

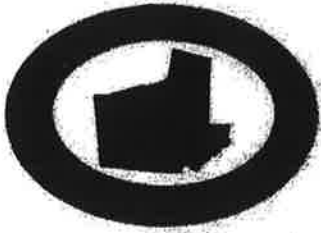
This area is run down with home that has been  
Condemned. Across the street is a condemned home.  
This will be a brand new mobile home. The yard  
will be kept up & neat. This home will add value  
to the area.

### 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

<b>For Department Use Only</b>	
Application No:	_____
Filing Fee:	_____
Pre-Application Conf:	_____
Date Advertised:	_____
Date Notices Sent:	_____
PC Public Hearing Date:	_____
BoCC Public Hearing Date:	_____
Disposition:	_____
Approved by Resolution #:	_____



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## SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER:

Residential

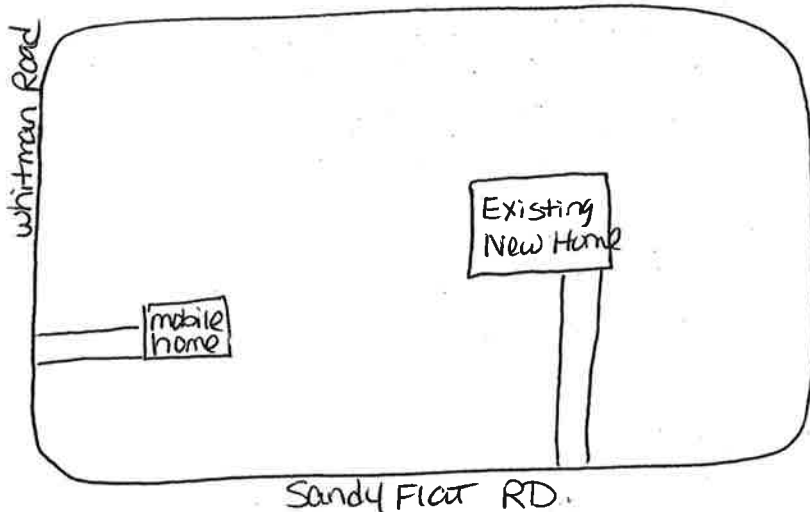
- > Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- > Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- > The front setback shall always be measured from the centerline of the 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.

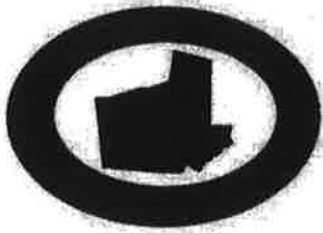
Provide a complete listing of all existing structures that are now on the property: 1 new Const. home completed August 2020

Describe the type of structure that you plan to build: *(If a residence, must be at least 1,230 sf unless expressly approved by the Board of Commissioners)* A 2620 New mobile home 1980 square feet

Is this a multiple road frontage lot? Yes - Whitman / Sandy Flat road

# Sketch of Property





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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A CONDITIONAL USE APPLICATION

Jeff and Tina Pack, 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 **CONDITIONAL USE 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 17<sup>th</sup> day of September, 2020.

Sworn to and subscribed  
before me this 17<sup>th</sup> day  
of September, 2020.

**Notary Public**

My Commission Expires: Sept 30, 2023



AFFIANT (signature)

Address:

1510 Sandy Flat Road  
Bowdon, GA 30108

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: UPS store #4882

Address:

1109 S Park St. Ste 504  
Carrollton, GA 30117

eFiled & eRecorded  
DATE: 2/19/2020  
TIME: 4:09 PM  
DEED BOOK: 05782  
PAGE: 00849 - 00850  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$49.50  
PARTICIPANT ID: 8671299029,7067927936  
CLERK: Alan Lee  
Carroll County, GA  
PT61: 022-2020-000713

Prepared By and Return To:  
PRICE & PYLES, PC  
120 DIXIE STREET  
CARROLLTON, GEORGIA 30117  
Attn: FEBRUARY 5, 2020  
File No 19-2755

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF GEORGIA,  
COUNTY OF Carroll

THIS INDENTURE, Made this 19th day of February, in the year Two Thousand Twenty (2020) between,

**JAMES KENNETH TURNER,**

of the County of , State of Georgia, as party or parties of the first part, hereinafter called "Grantor", and

**JEFF L. PACK and TINA R. PACK,**  
as Joint Tenants with Right of Survivorship

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).

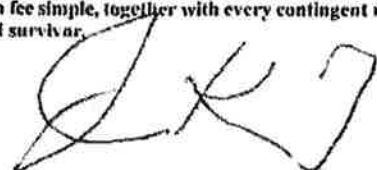
WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations (\$10.00 & OVC) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, 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 167 of the 9th District, Carroll County, Georgia, consisting of 10.43 acres in accordance with that certain survey entitled "Final Exemption Plat: Jeff Pack & Tina Pack", dated December 30, 2019, prepared by Pioneer Land Surveying, certified by Lester E. Bell, GA RLS #2935, which plat is recorded in Plat Book 106, Page 639, Carroll County Public Real Estate Records, which plat is by reference incorporated herein and made a part hereof for a more complete and accurate description of said property.

Said property is known as 0 SANDY FLAT @ WHITMAN RD, BOWDON, GA 30108 according to the present system of numbering streets and roads, and a of PORTION OF TAX PARCEL 0170104.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

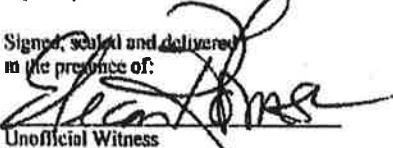
In accordance with O.C.G.A. § 44-6-190, this deed is made to the grantees as joint tenants with the right of survivorship for and during their joint lives, and upon the death of either of them, the caption property shall pass then to the survivor of them in fee simple, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.



**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

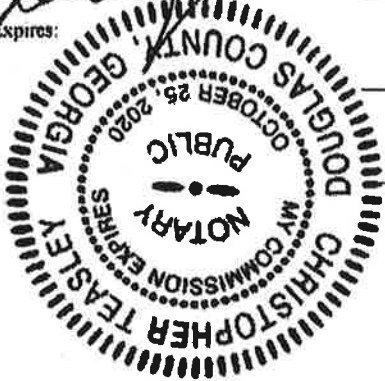
 (seal)  
JAMES KENNETH TURNER

  
Notary Public  
My Commission Expires:  
(SEAL)

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)



E-RECORDED BY PRICE & PYLES, PC  
DEED BOOK 5782 PAGE 749  
Carroll COUNTY, GEORGIA

Prepared By and Return To:  
PRICE & PYLES, PC  
120 DIXIE STREET  
CARROLLTON, GEORGIA 30117  
Attn: FEBRUARY 5, 2020  
File No. 19-2755

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as Joint Tenants with Right of Survivorship

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:

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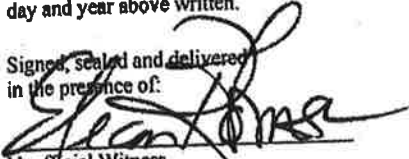


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

 (seal)  
JAMES KENNETH TURNER

  
Notary Public  
My Commission Expires:  
(SEAL)



\_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal)

E-RECORDED BY PRICE & PYLES, PC  
DEED BOOK 5792 PAGE 850  
Carroll COUNTY, GEORGIA



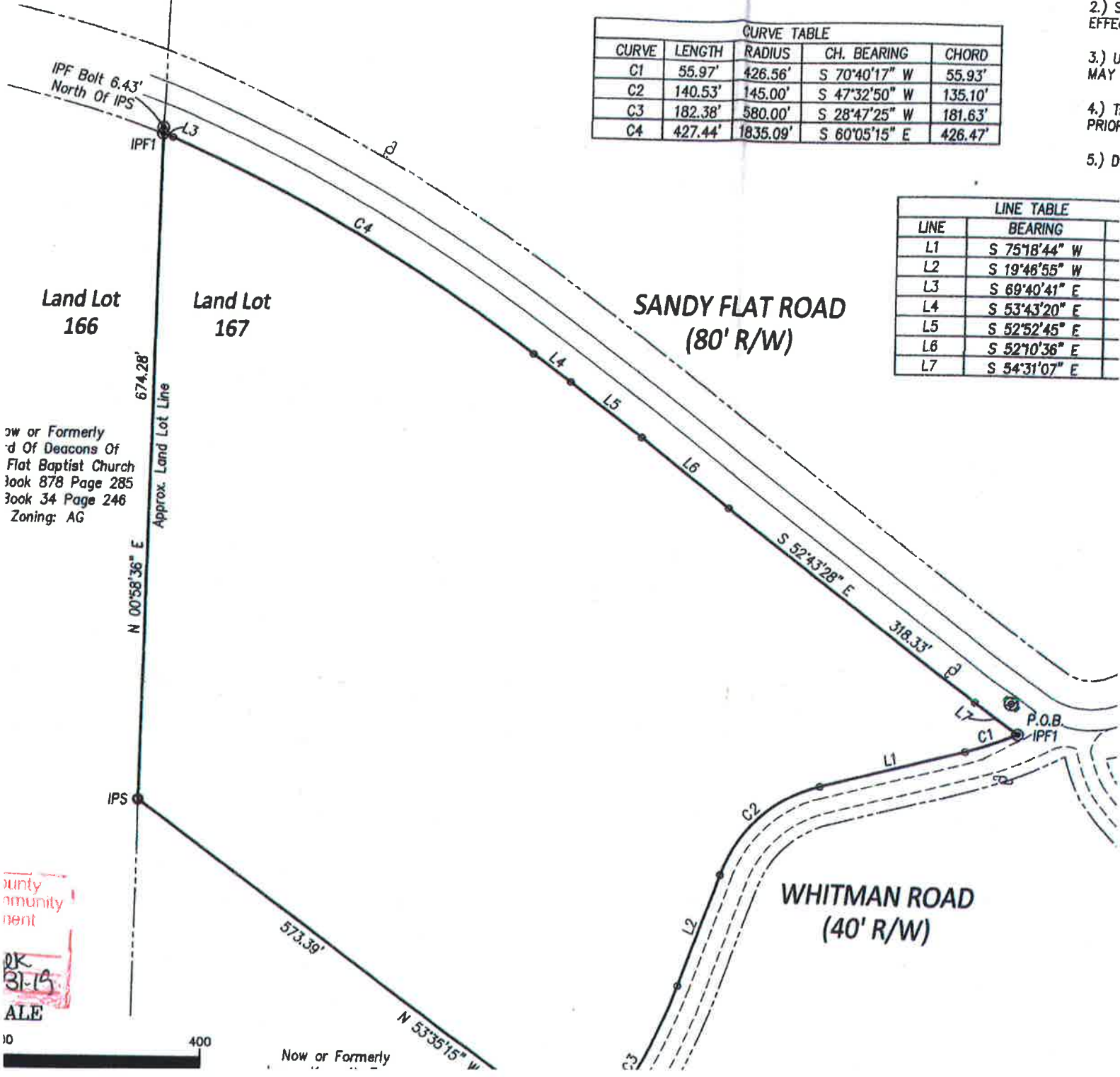
the location of erosion of natural  
 ns beyond the extent of the street  
 t-of-way or for the extension of  
 erts beyond the point shown on the  
 oved and recorded plat.

1.) RECORDED PLAT TITLED "FINAL EXEMPTION PLAT: JAMES KENNETH  
 TURNER" DATED SEPTEMBER 26, 2014. PREPARED BY THIS FIRM.  
 RECORDED IN CARROLL COUNTY RECORDS PLAT BOOK 100 PAGE 40.

- 1.) S USE THAT
- 2.) S EFFE
- 3.) U MAY
- 4.) T. PRIOR
- 5.) D

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	55.97'	426.56'	S 70°40'17" W	55.93'
C2	140.53'	145.00'	S 47°32'50" W	135.10'
C3	182.38'	580.00'	S 28°47'25" W	181.63'
C4	427.44'	1835.09'	S 60°05'15" E	426.47'

LINE TABLE	
LINE	BEARING
L1	S 75°18'44" W
L2	S 19°46'55" W
L3	S 69°40'41" E
L4	S 53°43'20" E
L5	S 52°52'45" E
L6	S 52°10'36" E
L7	S 54°31'07" E



County Community Consent  
 OK 3-19  
 ALE

