



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Date Received: 10-5-20
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: Yvonne Moreland Kight
Address: 2767 Lloyd Road City: Decatur State: GA Zip: 30034
Phone: (678) 576-0884 Fax: () - - Email: YKight@aol.com

Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - - Fax: () - - Email: _____

Owner Name (If different from applicant): Richard Moreland - Executor of Estate
Address: 374 Hog Liven Road, Carrollton, GA 30087
Phone: (770) 832-3575 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: Tena Moreland Estate
Variance Location (attach location map): Land lot 249 of 10th LAND District.

Proposed Use: (If residential, residence must be at least 1,230 square feet) Deed 1 Acre of LAND Willed to Yvonne Moreland Kight
Total acreage: 8 Acres

Describe Proposed Variance: The 8 acre tract is currently zone "A" for Agricultural use. Carroll County typically requires an agricultural parcel to have 4 acres, when subdivided. My mother Willed me 1 of the 8 Acres. I Am petitioning to be allowed to get survey & Deed for 1 Acre LAND.

Staff Use Only

Land Lot _____ of the _____ District, Carroll County

Tax Map 072 Parcel 0116



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Describe how the proposed Variance will affect:

Traffic: *No Change*

Parking: *No Change*

Availability of Public Facilities/Utilities: *No Change*

Other Relevant Impacts of the Proposal: *No change*

Describe how the proposed Variance will be a benefit to the public. *No Change*

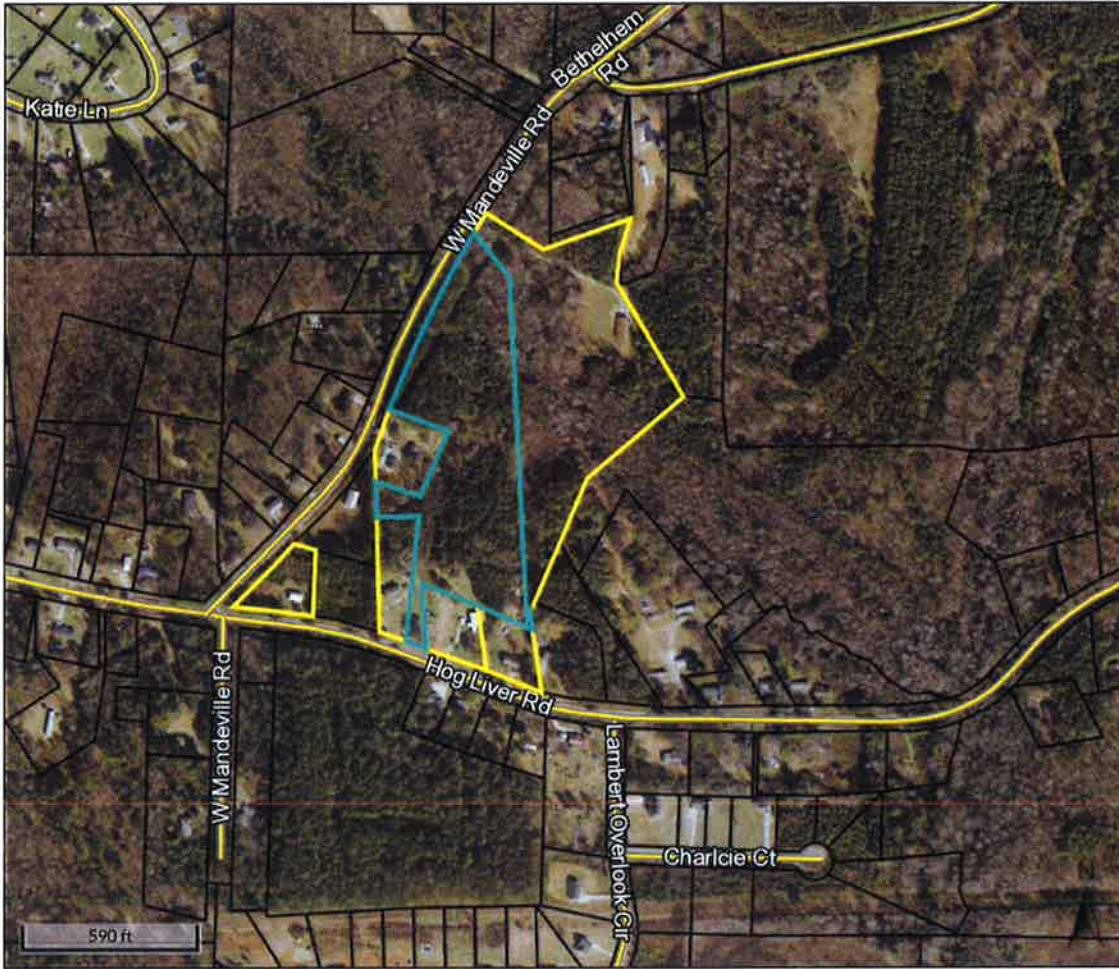
Required materials to accompany the application:

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.

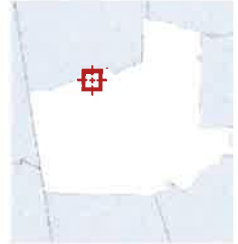
Return form to:

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

For Department Use Only
Application No.: *V-20-11-01*
Filing Fee: \$ *150*
Pre-application Conf.: *10-5-20*
Date advertised: *11-17-20*
Date Notices Sent: *11-18-20*
BOA Public Hearing Date: *12-5-20*
Disposition: _____
Decision Letter Sent: _____



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0720116	Owner	MORELAND TENA	Last 2 Sales			
Class Code	Residential		348 HOG LIVER ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		CARROLLTON GA 30117	3/1/1971	0	LG	U
Acres	8	Physical Address	348 HOG LIVER RD	8/3/1955	0	LA	U
		Assessed Value	Value \$58349				

(Note: Not to be used on legal documents)

Date created: 10/1/2020
 Last Data Uploaded: 9/30/2020 6:22:59 PM

Developed by  **Schneider**
 GEOSPATIAL



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VARIANCE 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 variance application. Owner is the property owner.

(Please type or legibly print)

Property Address: 348 HOG LIVER ROAD, Carrollton, GA 30117

Applicant Name: Yvonne Moreland Kight

Address: 2767 Lloyd Road

City: Decatur

State: GA Zip: 30034

Phone: (678) 576-0884

Richard Moreland (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 Variance 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 the variance application.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 29 day of Sept, 2020

Richard Moreland
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 29 day
of Sept, 2020.

Melissa Lewis
Notary Public

My Commission Expires:
My Commission Expires April 25, 2022

Cross Ref.
WD 219/135
WD 219/136
WD 221/197
SD 225/39
SD 330/288

DEED RECORD

STATE OF GEORGIA, CARROLL COUNTY

This indenture, Made this 9th. day of April, in the year of our Lord One Thousand Nine Hundred and Fifty Five between T.Y. Green of the County of Carroll, State of Georgia, of the first part, and Mrs. Lanetta (T.Y.) Green of the County of Carroll, State of Georgia, of the second part, WITNESSETH: That the said party of the first part, for and in consideration of the sum of --Love and affection for my wife ----- DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in the County of Carroll, said State, of Georgia, and being in the City of Carrollton, shown on property map showing Housing Layout of Mandeville Mills, Inc., by Southern Mapping and engineering Co., of Greensboro, North Carolina, dated October 1, 1949, as lot No. 99, said plat being recorded in the Office of the Clerk of the Superior Court of Carroll County, Georgia, in Plat Book 2, pages 40-41, which plat and the record thereof are by reference incorporated herein. Said property is described in detail as follows: BEGINNING at a point on the west side of Pine Street at the southeast corner of lot 98; running thence west along the south line of Lot 98 a distance of 185 feet to corner; thence south 30 feet to corner; thence east 50 feet to corner; thence south 66 feet to corner; thence east 135 feet to corner on the west side of Pine Street; thence north along said street 96 feet to the point of beginning; being the same property described in deed from Mandeville Mills, Inc., to J. D. Cook, recorded in Book 89, page 256, Carroll County Records.

This deed is made and intended to convey one-half undivided interest in the above described property.

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 only proper use, benefit and behoof of Mrs. Lanetta (T.Y.) Green the said party of the second part, her heirs, executors, administrators and assigns, in FEE SIMPLE.

And the said party of the first part, for himself and his 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, his 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 has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

T. Y. Green (Seal)

Edna Traylor (Seal)

F. J. Searcy Jr. (Notarial Seal) (Seal)

Notary Public

Recorded April 11th, 1955 Edwin E. Harman, Clerk.

STATE OF GEORGIA, CARROLL COUNTY 105 447

This Indenture, Made this 26th day of March, in the year of our Lord One Thousand Nine Hundred and Fifty Five between Lish Bowen of the County of Carroll, State of Georgia, of the first part, and Methard Moreland of the County of Carroll, State of Georgia, of the second part, WITNESSETH: That the said party of the first part, for and in consideration of the sum of (\$1500.00) Fifteen Hundred ----- DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the County of Carroll, said State, of Georgia to-wit:

Twelve (12) acres of land more or less and being more particularly described as follows: Said tract lying in Land Lot No. 249 of the 10th land district of Carroll County, Georgia, and being located on the North side of a Public Road which leaves the Carrollton-Bremen Highway about six miles from Carrollton, Georgia and travels in a Westerly direction. Said tract beginning at an iron stake cornering on said Public Road and the property of Eli Bowen and running in a Westerly direction along said Public Road 564 Feet to an iron stake; thence in a Northerly direction 550 feet to an iron stake bordering on another Public Road; thence in a Northeasterly direction along said Public Road 700 feet to an iron stake bordering on a creek; thence in an Easterly direction along said Creek 200 feet to an iron stake; thence in a Southerly direction along the property of Eli Bowen 1200 feet to the point of beginning. Said property having situated thereon one four room frame house and one frame barr.

The above described being a part of a larger tract that was conveyed to Lish Bowen by O. R. Powell by a Warranty Deed dated 6 January, 1955, said Deed recorded in Deed Book 105, Page 316, at the Clerk's Office, Carroll County Records.

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 only proper use, benefit and behoof of Methard Moreland the said party of the second part, his heirs, executors, administrators and assigns, in FEE SIMPLE.

And the said party of the first part, for himself and his heirs, executors and administrators, the said bargained premises unto the said party of the second part his heirs, executors, administrators and assigns, against said party of the first part, his 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 has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Lish Bowen (Seal)

R. M. Underwood (Seal)

A. W. Gilbert (Notarial Seal) (Seal)

Recorded April 11th, 1955 Edwin E. Harman, Clerk.

State of Georgia, County of

TO THE ORDINARY OF SAID COUNTY:

The petition of Tena Moreland, widow of Methard Moreland showeth that at the May Term, 19 71

of Carroll Court of Ordinary, there was awarded to petitioner and her minor children by Methard Moreland, to-wit:

Yvonne aged 18, Tommy aged 17, Michael aged 11

as Twelve Months' Support (same being recorded in Book "F" Page 66) the following described real estate:

located in Carroll County, Georgia:

Twelve acres (12) of land more or less and being more particularly described as follows: Said tract lying in Land Lot No. 249 of the 10th land district of Carroll County, Georgia, and being located on the North side of a Public Road which leaves the Carrollton-Bremen Highway about six miles from Carrollton, Georgia and travels in a Westerly direction. Said tract beginning at an iron stake cornering on said Public Road and the property of Eli Bowen and running in a Westerly direction along said Public Road 564 feet to an iron stake; thence in a Northerly direction 500 feet to an iron stake bordering on another Public Road; thence in a Northeasterly direction along said Public Road 700 feet to an iron stake bordering on a creek; thence in an Easterly direction along said Creek 100 feet to an iron stake; thence in a Southerly direction along the property of Eli Bowen 1200 feet to the point of beginning. Said property having situated thereon one four room frame house and one frame barn. The above described being a part of a larger tract that was conveyed to Lish Bowen by O.R. Powell by a Warrenty Deed dated 6 January, 1955 said Deed recorded in Deed Book 105, Page 316, at the Clerk's Office, Carroll County Records.

and that for the purpose of improvement of property, payment of debts, distribution to heirs.

it is necessary to convey or encumber said land.

Wherefore petitioner prays an order directing citation do issue and be published and notice posted as the law requires, and if no good cause be shown to the contrary, that the encumbrance or conveyance of said land by your petitioner be approved.

Tena Moreland Petitioner

GEORGIA, Carroll COUNTY.

Personally appeared before me Tena Moreland who on oath says that the facts set forth in the foregoing petition are true.

Sworn to and subscribed before me, this 7th day of February, 1976

LAST WILL AND TESTAMENT OF
Tena Moreland

I.

I, Tena Moreland, residing at 348 Hog Liver Road, Carrollton, Georgia, being of sound mind and in the contemplation of the certainty of death, do hereby declare this instrument to be my last will and testament.

II.

I hereby revoke all previous wills and codicils.

III.

I direct that the disposition of my remains be as follows:

A christian burial.

IV.

I give all the rest and residue of my estate as follows:

To Samuel M. Moreland: 3 acres of land
To Jackie Ray Moreland: 1.5 acres of land
To Yvonne Moreland Kight: 1 acre of land
To Tommy Moreland: Homestead which includes 1 acre of land
To Gladys Moreland Taylor: 1 acre of land
To Richard Moreland: .5 acres of land
To Michael Moreland: .25 acres of land

Any remaining property after the distribution of land listed above will be divided in equal shares among my surviving children.

V.

I appoint Samuel M. Moreland, to act as the executor of this will, to serve without bond. Should Samuel M. Moreland be unable or unwilling to serve, then I appoint Richard Moreland to act as the executor of this will.

I herewith affix my signature to this will on this

the 19th day of February, 2002

at _____, in the presence of the following witnesses, who witnessed and subscribed this will at my request, and in my presence.

Tena Moreland Tena Moreland

ATTESTATION CLAUSE

On the date above written, Tena Moreland, well known to us declared to us, and in our presence, that this instrument, consisting of 3 pages, is her last will and testament, and Tena Moreland, then signed this instrument in our presence, and at Tena Moreland's request we now sign this will as witnesses in each other's presence. Further that Tena Moreland, appeared to us to be of sound mind and lawful age, and under no undue influence.

Witness:

Amanda Powell

Address:

11653 Liberty Church Rd Bremen Ga 30110

Witness:

Klaus Corley

Address:

Bremen, Ga 30110

Witness:

Pat Christwell

Address:

Bremen, Ga 30110

STATE OF Georgia

COUNTY OF Carroll

Before me, the undersigned authority authorized to take acknowledgments and administer oaths, personally appeared:

Tena Moreland

who after being having duly sworn or affirmed to tell the truth, stated:

1. That Tena Moreland declared this instrument to be her last will and testament to the witnesses.
2. That Tena Moreland signed this instrument in their presence.
3. That the witnesses signed as witnesses in the presence of Tena Moreland and each other.
4. That Tena Moreland is well known to the witnesses, and the witnesses believe Tena Moreland to be of lawful age, of sound mind and under no undue influence or constraint.

Officer

Pennie Bowling

Title of Officer:

Notary

My Commission Expires:

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