



# 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: 11-2-20  
Received by: [Signature]

Application must be filed by noon on the 1<sup>st</sup> 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: Antonio + Vanessa Cammeron  
Address: 183 Park West Drive City: Carrollton State: GA Zip: 30117  
Phone: (678) 764-7715 Fax: ( ) - - Email: \_\_\_\_\_

Agent Name: Five Star Mobile Home  
Address: \_\_\_\_\_ City: Bowdon State: GA Zip: 30107  
Phone: (770) 258-7321 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: Antonio + Vanessa Cammeron  
Variance Location (attach location map): Howard Road  
Carrollton GA 30117  
Proposed Use: (If residential, residence must be at least 1,230 square feet) \_\_\_\_\_

Total acreage: \_\_\_\_\_

Describe Proposed Variance:  
Cause of septic Tank of place is  
closed to road from 90ft to 60ft

Staff Use Only

Land Lot 30 of the 4<sup>th</sup> District, Carroll County Tax Map 113 Parcel 0149



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**Describe how the proposed Variance will affect:**

Traffic:

N/A

Parking:

Availability of Public Facilities/Utilities:

Other Relevant Impacts of the Proposal:

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

**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.: 11-20-12-02  
Filing Fee: \$ 150  
Pre-application Conf.: 11-2-20  
Date advertised: 11-18-20  
Date Notices Sent: 11-18-20  
BOA Public Hearing Date: 12-5-20  
Disposition: \_\_\_\_\_  
Decision Letter Sent: \_\_\_\_\_



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## SKETCH OF PROPERTY

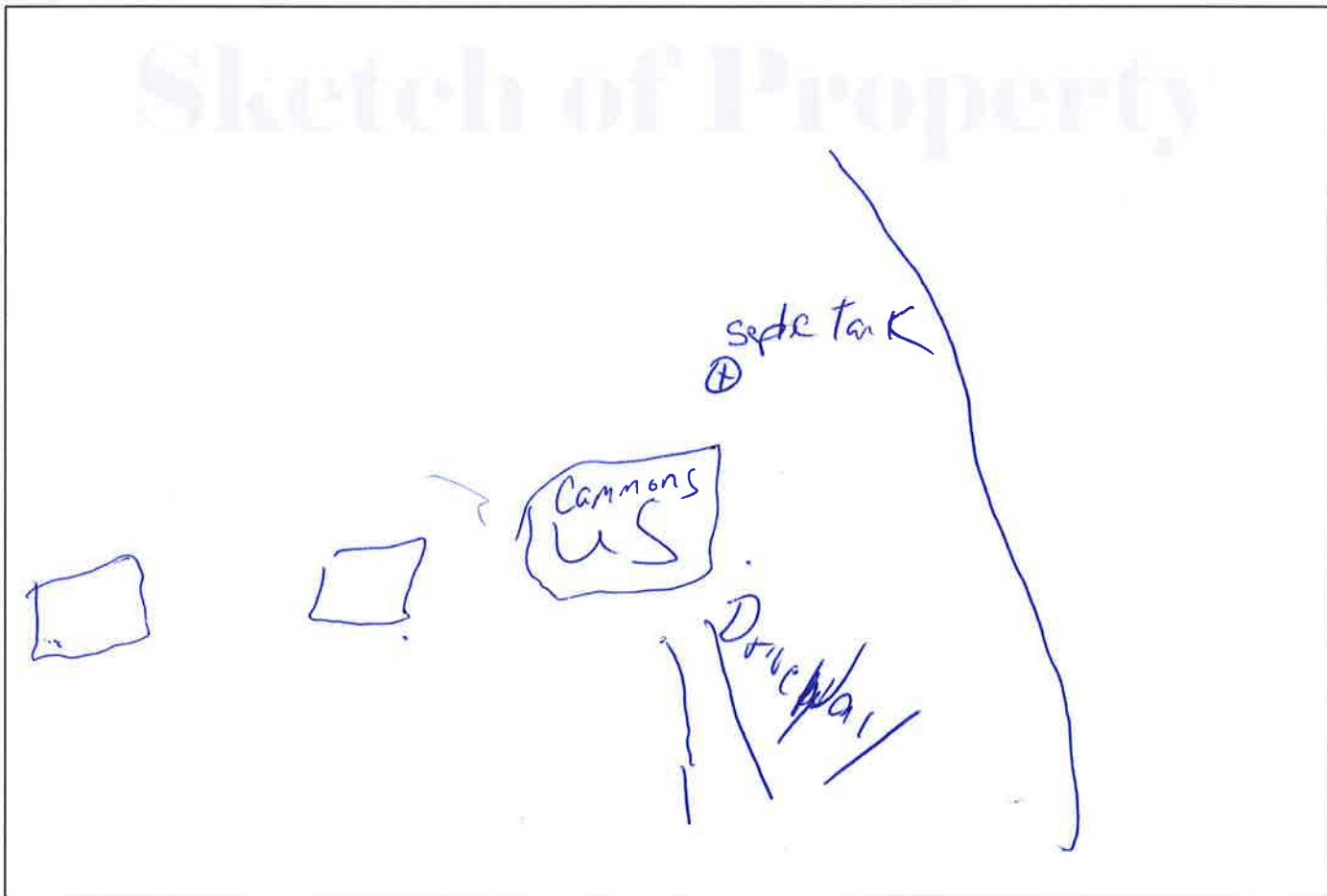
Please check:  COMMERCIAL  OTHER: \_\_\_\_\_

- 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: \_\_\_\_\_

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) \_\_\_\_\_

Is this a multiple road frontage lot? \_\_\_\_\_








**Overview**



**Legend**

-  Parcels
-  Parcel Numbers
-  Roads

<b>Parcel ID</b>	113 0149	<b>Owner</b>	CAMMONS ANTOINE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		183 PARK WEST DR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		CARROLLTON, GA 30117	9/1/2020	0	PB	U
<b>Acres</b>	1	<b>Physical Address</b>	370 HOWARD RD	4/30/2020	0	LA	U
		<b>Assessed Value</b>	Value \$7062				

(Note: Not to be used on legal documents)

Date created: 11/17/2020  
 Last Data Uploaded: 11/16/2020 6:16:59 PM

Developed by  Schneider  
 GEOSPATIAL



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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A VARIANCE APPLICATION

Vanessa Cammons, 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 2nd day of Nov, 2020

Vanessa Cammons  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_



Janet B. Hyde  
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: \_\_\_\_\_

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PRICE & PYLES PC  
Attorneys At Law  
120 Dixie Street  
Carrollton, Georgia 30117  
FILE: F:\DATA\MISC\CAMMONS

**NTO – DOCUMENT PREPARATION ONLY**

**WARRANTY DEED**

**STATE OF GEORGIA,  
COUNTY OF CARROLL**

**THIS INDENTURE**, Made this 30th day of April in the year Two Thousand Twenty (2020),  
between,

**MARY FRANCES DUNSON a/k/a FRANCES N. CAMMONS**

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

**ANTOINE CAMMONS**

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 \$1.00 Love & Affection 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 tractor parcel of land lying and being in Land Lot 30 of the 4<sup>th</sup> Land  
District of Carroll County, Georgia and being more particularly described as  
follows:**

**BEGINNING** at a point on the easterly side of a county road known as Whooping  
Creek Road at a point at the southwest corner of the property of Elizabeth Freeland  
and from said point of beginning running in an easterly direction along the property

of Elizabeth Freeland a distance of 210 feet to a point; thence parallel with said county road in a southwesterly direction a distance of 210 feet to a corner; thence parallel with the property line of Elizabeth Freeland a distance of 210 feet to the easterly side of said Whooping Creek Public Road; thence along the easterly side of said public road a distance of 210 feet to the point of BEGINNING and containing one acre, more or less.

In the year 2020, said property is located on Howard Road and bears a tax identification number of 1130149.

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

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)  
MARY FRANCES DUNSON, a/k/a  
FRANCES N. CAMMONS

  
Notary Public  
My Commission Expires:  
(SEAL)



# Application: V-20-12-01

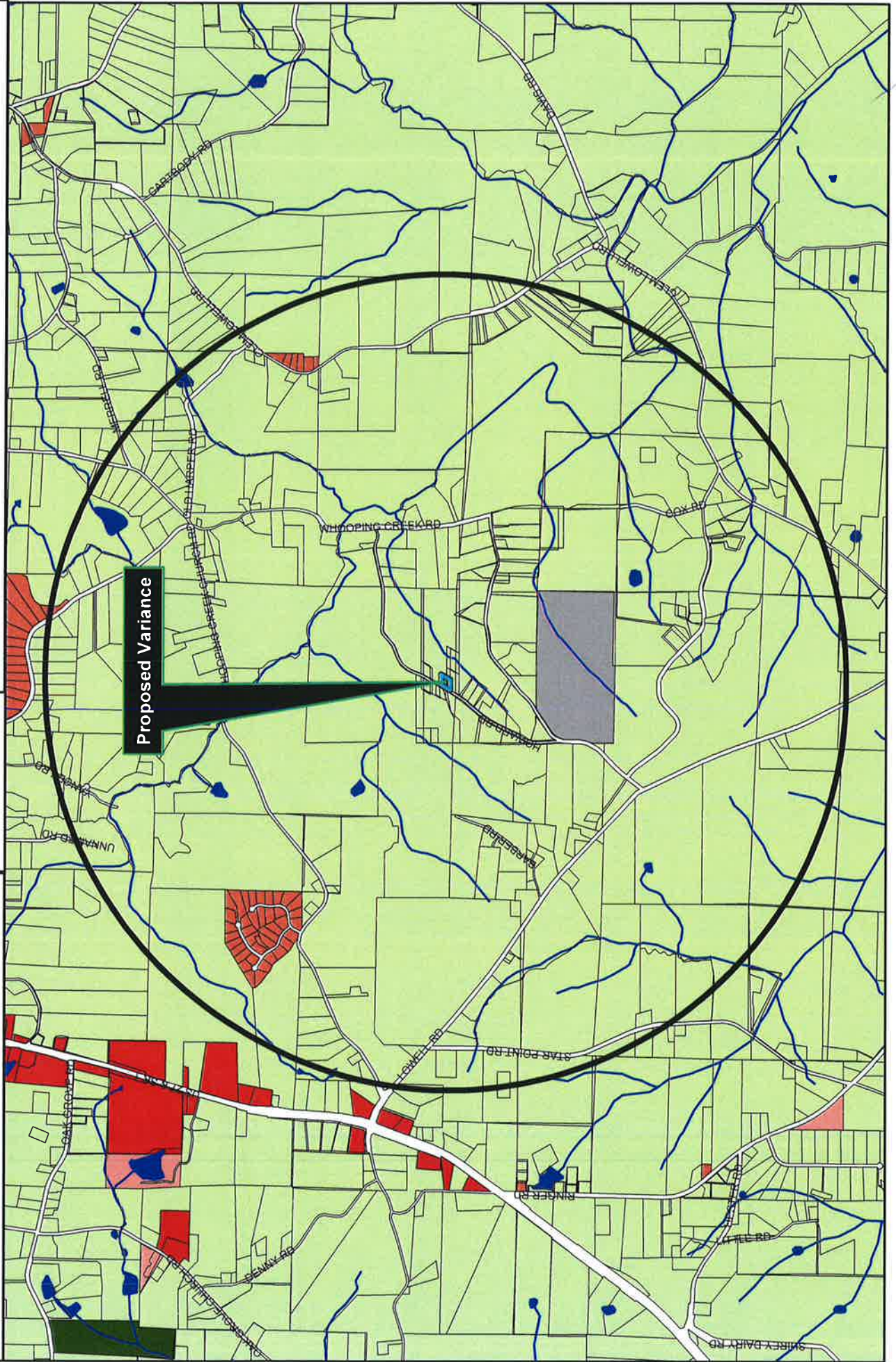
Variance for setback reduction  
 Antoine and Vanessa Cammons  
 Parcel #113-0149



- 1.5 Mile Radius
- Municipal\_2018
- 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.)





# V-20-12-01

Future Land Use: Agriculture

CDP: No

- Primary
- Secondary
- Agriculture
- Commercial
- Industrial
- Public/instituti
- Park/Rec/Con
- Residential
- Trans/Comm/Util
- City

