

# Conditional Use Permit Application

Carroll County  
423 College Street

Department of Community Development  
Carrollton, GA 30117 (770) 830-5861



Date Received: 1-19-21  
Received by: JEL

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: <u>Jacklyn Ross and Kurt Ross</u>
	Address: <u>5316 Smithfield Rd</u> City: <u>Bowdon</u> State: <u>GA</u> Zip: <u>30108</u>
	Phone: <u>(770) 843-3838</u> Fax: ( ) - - Email: <u>jacklyn.l.ross@hotmail.com</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____
Owner Name (If different from applicant): _____ Address: _____ Phone: ( ) - - Fax: ( ) - -	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: <u>Event Center</u>
	Conditional Use Location (attach location map): <u>5316 Smithfield Rd</u>
	Proposed Use: <u>Event center for weddings and special events</u>
	Total acreage: <u>62.89</u>
Describe Proposed Conditional Use: <u>We would like to rent our barn for weddings and special events.</u>	

Staff Use Only

Land Lot <u>96</u> of the <u>9th</u> District, Carroll County	Tax Map <u>028</u>	Parcel <u>0019</u>
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SPECIFIC INFORMATION

**Describe how the proposed Conditional Use will affect:**

*Traffic:* Slightly increase traffic as guests arrive and as they leave.

*Parking:* Parking can be done on the premises next to the barn. It will not affect adjacent properties.

*Availability of Public Facilities/Utilities:*

Mens and womens restroom facilities will be constructed next to the barn.

*Other relevant Impacts of the Proposal:*

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

The event center will provide a place for people to gather for special events in a quiet, peaceful atmosphere that's away from city traffic.

**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:**

Artagus Newell or Margie Milam  
Department of Community Development  
423 College Street  
Carrollton, Georgia 30117

**For Department Use Only**

Application No: 2-21-02-01  
Filing Fee: \$350  
Pre-Application Conf: 1-19-21  
Date Advertised: 2-6-21  
Date Notices Sent: 2-8-21  
PC Public Hearing Date: 2-23-21  
BoCC Public Hearing Date: 3-2-21  
Disposition: \_\_\_\_\_  
Approved by Resolution #: \_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF CARROLL



AFFIDAVIT FOR A Conditional use permit

Jacklyn Ross, 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 cond use permit 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 19<sup>th</sup> day of Jan, 2021.

Jacklyn Ross  
AFFIANT (signature)

Address: 5316 Smithfield Rd  
Bowdon, GA 30108

Sworn to and subscribed  
before me this 19<sup>th</sup> day  
of Jan, 2021.

Janet L. Hyde  
Notary Public

My Commission Expires:



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: \_\_\_\_\_  
\_\_\_\_\_

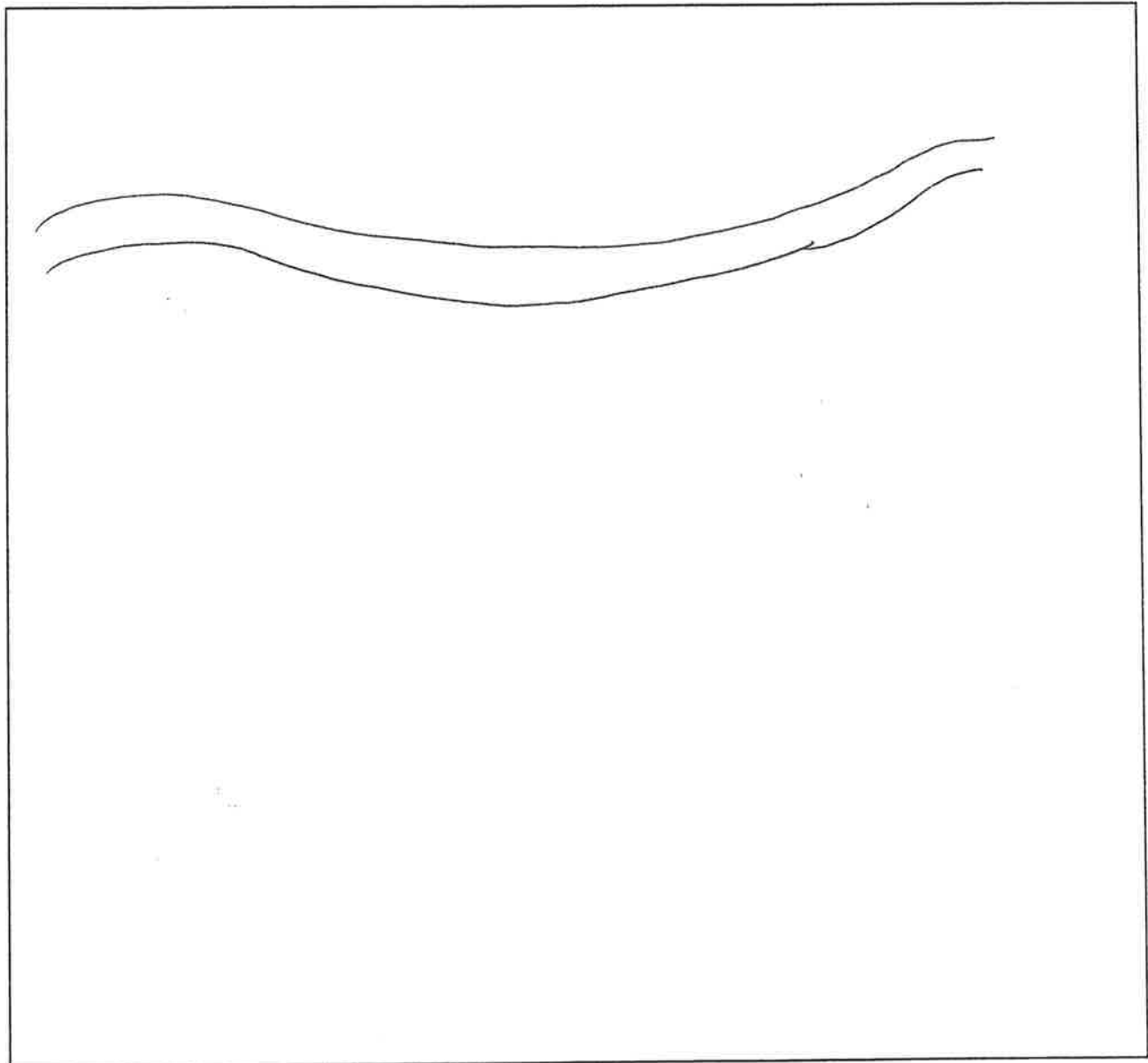
## Sketch of Property

<i>Please check:</i>	CONVENTIONAL	MANUFACTURED HOME	COMMERCIAL
	ACCESSORY BUILDING OR ADDITIONS	OTHER:	_____

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional 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, or 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: Our house and  
3 warehouses (barns)

Describe the type of structure that you plan to build: Event center with restrooms  
Is this a Multiple Road Frontage Lot: No



eFiled & eRecorded  
DATE: 11/1/2019  
TIME: 8:12 AM  
DEED BOOK: 05755  
PAGE: 00561 - 00562  
RECORDING FEES: \$12.00  
TRANSFER TAX: \$225.00  
PARTICIPANT ID: 4019279654,7067927936  
CLERK: Alan Lee  
Carroll County, GA  
PT61: 022-2019-005012

Prepared By and Return To:  
MCMAHAN, PERRY & PHILLIPS, LLC  
Attorneys at Law  
318 Westview Drive  
Villa Rica, Georgia 30180  
Attn: Betty Maddox  
File No. R4417-19

STATE OF GEORGIA,  
COUNTY OF Carroll

WARRANTY DEED - JTROS

THIS INDENTURE, Made this 26th day of September, in the year Two Thousand Nineteen (2019) between,

**Jacklyn Lynn Smith Ross, as Administrator of the Estate of Jo Nell Smith Harper, deceased**

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

**Jacklyn S. Ross and Kurt M. Ross,  
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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN

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 this 26th day of September,  
2019, in the presence of:

*Betty Maddox*  
Betty Maddox  
Notarial Witness

*Jacklyn Lynn Smith Ross, AS*  
Jacklyn Lynn Smith Ross, as Administrator of the Estate of  
Jo Nell Smith Harper, deceased

Administrator of the Estate of  
Jo Nell Smith Harper, deceased

*[Signature]*  
Notary Public  
My commission expires:  
(Notary Public Seal Affixed)



eFiled & eRecorded  
DATE: 11/1/2019  
TIME: 8:12 AM  
DEED BOOK: 05755  
PAGE: 00562

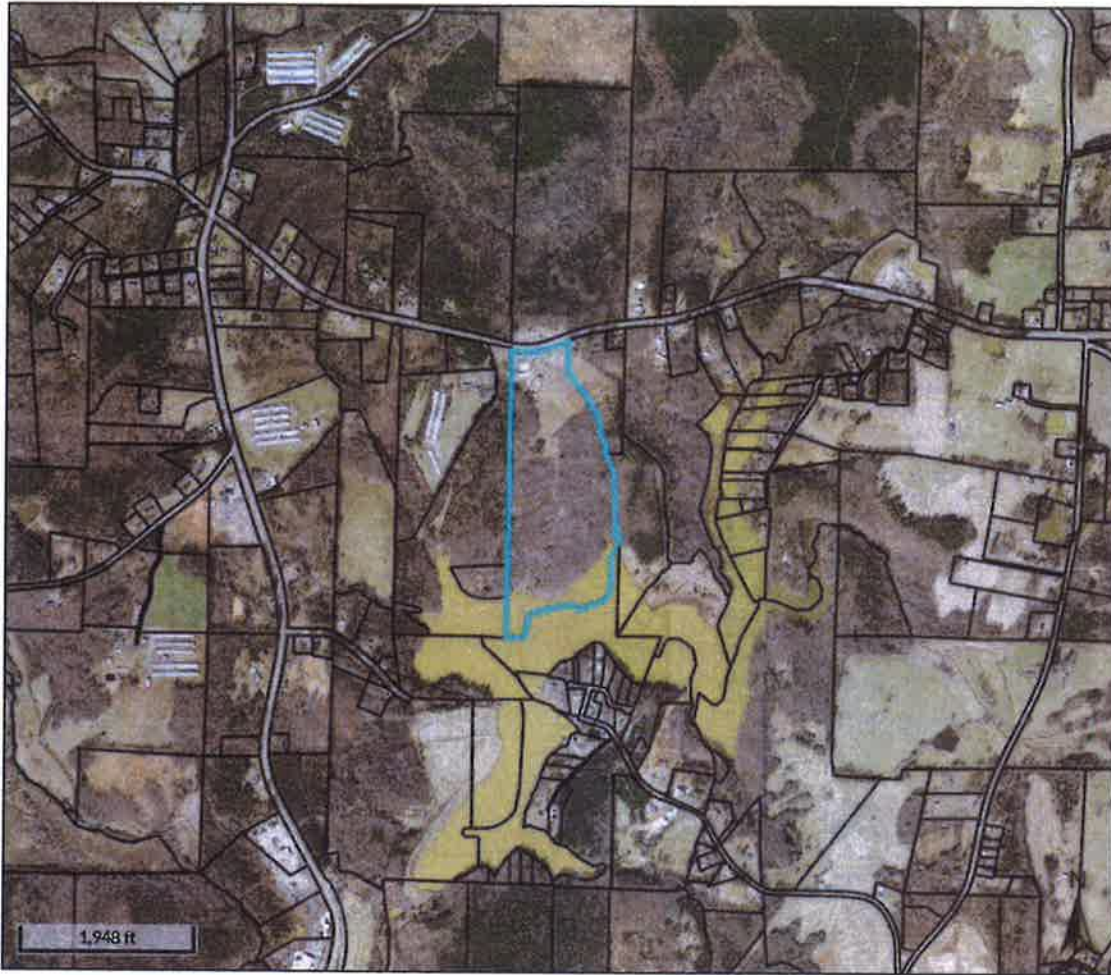
**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 96, 9th District, Carroll County, Georgia, being more particularly shown and delineated as Tract 1 (3.45 acres, more or less) and Tract 2 (62.89 acres, more or less) on that certain plat of survey entitled "Plat of Survey for: Jo Nell Harper Estate," dated August 21, 2008, revised October 8, 2008, revised August 23, 2019, prepared and certified by Henry T. McBrayer, GRLS #2570, filed for record in Plat Book 106, Page 430, Carroll County, Georgia, Public Land Records, which plat and the record thereof are each incorporated herein by reference thereto for a more complete and accurate description of said property.

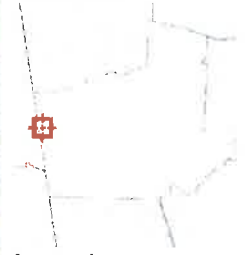
In the year 2019, said property is comprised of the following three tax parcels: 5316 Smithfield Rd, Bowdon, GA 30108 (tax parcel 028 0019); 5315 Smithfield Rd, Bowdon, GA 30108 (tax parcel 028 0001); and 5280 Smithfield Rd, Bowdon, GA 30108 (tax parcel 028 0002).

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises, if any, however, this reference shall not operate to reimpose same.



*[Handwritten signature]*



Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	0280019	<b>Owner</b>	ROSS JACKLYN S & KURT M (JTRS)	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		5316 SMITHFIELD RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		BOWDON, GA 301080256	9/26/2019	0	LG	U
<b>Acres</b>	62.89	<b>Physical Address</b>	5316 SMITHFIELD RD	9/26/2019	0	QC	U
		<b>Assessed Value</b>	Value \$321461				

(Note: Not to be used on legal documents)

Date created: 2/5/2021  
 Last Data Uploaded: 2/4/2021 6:24:45 PM

Developed by 