

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 2-4-21
Received by: JET

Application must be filed by noon on the 3rd 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>Tobin Hart</u>
	Address: <u>1774 N. HWY 113</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: (770) <u>714-9287</u> Fax: () _____ Email: <u>thart@westga.edu</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: _____
	Conditional Use Location (attach location map): <u>1748 N Hwy 113</u>
	Proposed Use: <u>Second dwelling</u>
	Total acreage: <u>5.57</u>
Describe Proposed Conditional Use: <u>guest cottage / home office space / storage</u>	

Staff Use Only

Land Lot <u>209</u> of the <u>5th</u> District, Carroll County	Tax Map <u>106</u>	Parcel <u>0186</u>
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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: none

Parking: none

Availability of Public Facilities/Utilities: none

Other relevant Impacts of the Proposal: none

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

This will provide occasional use for family & friends as guests as well as home office/studio space.

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

For Department Use Only

Application No: C-21-02-02
Filing Fee: \$350
Pre-Application Conf: 2-4-21
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 Cond use permit

Tobin R. Hart, 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 Permit 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 4th day of February, 2021.

Tobin R. Hart

AFFIANT (signature)

Address:
1774 N HWY 113
CARROLLTON, GA 30117

Sworn to and subscribed before me this 4 day of February, 2021.

Tina Laney
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: _____

Cross Ref:
EASE 5587/316

BK PG
4558 276

211805

✓⁻¹ McCurdy & Candler L.L.C.
Ret: First National Bank
(18)

Return to:
Tobin R. Hart and
Mary M. Hart
35 Camp Court
Carrollton, GA 30117
Prepared by:
Mr. Anthony DeMarlo/tmoran /CONV
McCurdy & Candler, L.L.C.
P.O. Box 57
Decatur, GA 30031

PT-61-022-2009-002628
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 0
INTANGIBLE TAX PAID \$ —
DATE 5/26/09
Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

09 MAY 26 AM 10: 52

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

FORECLOSURE DEED

American Home Mortgage Servicing, Inc.
File No. 08-29819

STATE OF Minnesota
COUNTY OF Dakota

THIS INDENTURE made and entered into April 7, 2009 , by and between Lisa W. Jiles and Wendell Keith Jiles, acting by and through his duly appointed agent and attorney-in-fact, Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-A, Mortgage-Backed Notes, Series 2007-A, Party of the First Part, and Tobin R. Hart and Mary M. Hart as Parties of the Second Part,

WITNESSETH: That, whereas, heretofore on June 16, 2006 , Lisa W. Jiles and Wendell Keith Jiles executed a certain Deed to Secure Debt to Mortgage Electronic Registration Systems, Inc., which is recorded in Deed Book 3610, Page 178, Carroll County, Georgia records, and lastly assigned to Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-A, Mortgage-Backed Notes, Series 2007-A by Assignment recorded in Deed Book 4483, Page 25, Carroll County, Georgia records; and which conveys the property hereinafter described to secure an indebtedness described therein, and

WHEREAS, said indebtedness was not paid in accordance with the terms of said Note and Deed to Secure Debt and became in default and under the terms thereof the entire principal and interest was declared due and payable, and

BK PG
4558 277

File No. 08-29819

WHEREAS, the said Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-A, Mortgage-Backed Notes, Series 2007-A, as aforesaid, according to the terms of said Deed to Secure Debt did expose said property for sale to the highest and best bidder for cash on the first Tuesday in April, 2009 , within the legal hours of sale before the Courthouse door in Carroll County, Georgia, after first advertising said sale by a notice published in The Times-Georgian once a week for four weeks immediately preceding said sale and complying with the terms of said Deed to Secure Debt and said advertising, and

WHEREAS, the property hereinafter described was knocked off to the Party of the Second Part, Tobin R. Hart and Mary M. Hart, being the highest and best bidder for cash, at and for the sum of One Hundred Sixty-Five Thousand Six Hundred Eighty-Six and 00/100 Dollars (\$165,686.00).

NOW, THEREFORE, in consideration of the premises and the said sum of One Hundred Sixty-Five Thousand Six Hundred Eighty-Six and 00/100 Dollars (\$165,686.00), cash in hand paid, the receipt of which is hereby acknowledged, the said Lisa W. Jiles and Wendell Keith Jiles, acting by and through his duly appointed agent and attorney-in-fact, Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-A, Mortgage-Backed Notes, Series 2007-A, as aforesaid, does hereby sell, transfer and convey unto Tobin R. Hart and Mary M. Hart, their successors and assigns, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lots 209 & 240 of the 5th District of Carroll County, Georgia, and being that certain 5.57 acres tract, more or less, as shown on a survey for Jerry Robins, dated September 17, 1997, by Pioneer Land Surveying Company, recorded in Plat Book 61, Page 165, in the Office of the Clerk of Superior Court of Carroll County, Georgia, which plat is incorporated herein by reference for a more complete and accurate description.

Notice of the foreclosure sale as required by Georgia Law in the form of a copy of the Notice of Sale submitted to the publisher was provided to the debtor at least thirty (30) days prior to the foreclosure sale on April 7, 2009 .

Said property is conveyed subject to any outstanding taxes or assessments which may be liens against said property, any matters disclosed by survey and inspection, any liens, encumbrances, restrictions, covenants, zoning ordinances and any matters of record superior to the foreclosed Security Deed.

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File No. 08-29819

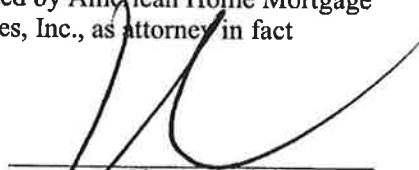
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of it, the said party of the Second Part, its successors and assigns, forever, in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his/her hand and affixed his/her seal, the day and year first above written.

Lisa W. Jiles and Wendell Keith Jiles

BY: Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-A, Mortgage-Backed Notes, Series 2007-A, executed by American Home Mortgage Services, Inc., as attorney in fact

BY:



Name: Liqueanda Allotey
Title: Vice President

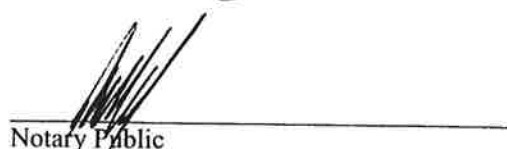
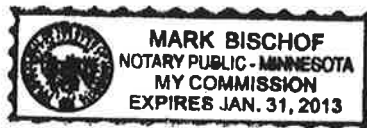
BY:



Name: Christina Allen
Title: Vice President

As Attorney-in-Fact

Signed, Sealed and Delivered in the presence of:


Witness
Notary Public

EXECUTED BY VIRTUE OF A POWER OF ATTORNEY ATTACHED HERETO AS EXHIBIT "A"



Overview



Legend

-  Parcels
-  Roads

Parcel ID 106 0186
 Class Code Residential
 Taxing District COUNTY
 Acres 5.57

Owner HART TOBIN R & MARY M
 1774 N HWY 113
 CARROLLTON, GA 30117
 Physical Address 1748 N 113 HWY
 Assessed Value Value \$333811

Last 2 Sales

Date	Price	Reason	Qual
4/7/2009	\$165686	RS	U
8/12/2005	\$395000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/5/2021
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