



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

CONDITIONAL USE APPLICATION

Date Received: 3/3/21
Received by: JK

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: MITCHEAEL T BAILEY
 Address: 2288 BANNING RD City: Whitesburg State: Ga Zip: 30185
 Phone: (770) 830-1443 Fax: () - - Email: _____
 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: House and
 Conditional Use Location (attach location map): _____
 Proposed Use: _____
 Square Footage of Proposed Residence: 1230
(must be at least 1,230 square feet)
 Total acreage: 12.56
 Describe Proposed Conditional Use: Wife Sister in Fla. Husband & only child ~~Died~~ Died with Cancer she needs to be with family she is handicap has no one else but us. My wife has a bad heart cond. if she moves here my wife can help her and she can help my wife

Staff Use Only

Land Lot 28 of the 5th District, Carroll County Tax Map 177 Parcel 0028



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

Parking:

Availability of Public Facilities/Utilities:

Other relevant Impacts of the Proposal:

Describe how the proposed Conditional Use 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 **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: 21-04-01
 Filing Fee: 350
 Pre-Application Conf: 3/3/21
 Date Advertised: 4-11-21
 Date Notices Sent: 4-12-21
 PC Public Hearing Date: 4-27-21
 BoCC Public Hearing Date: 5-4-21
 Disposition: _____
 Approved by Resolution #: _____



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A CONDITIONAL USE APPLICATION

Michael T. Bailey, 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 3 day of March, 2021.

Michael T. Bailey
AFFIANT (signature)

Address:

Sworn to and subscribed
before me this
of March

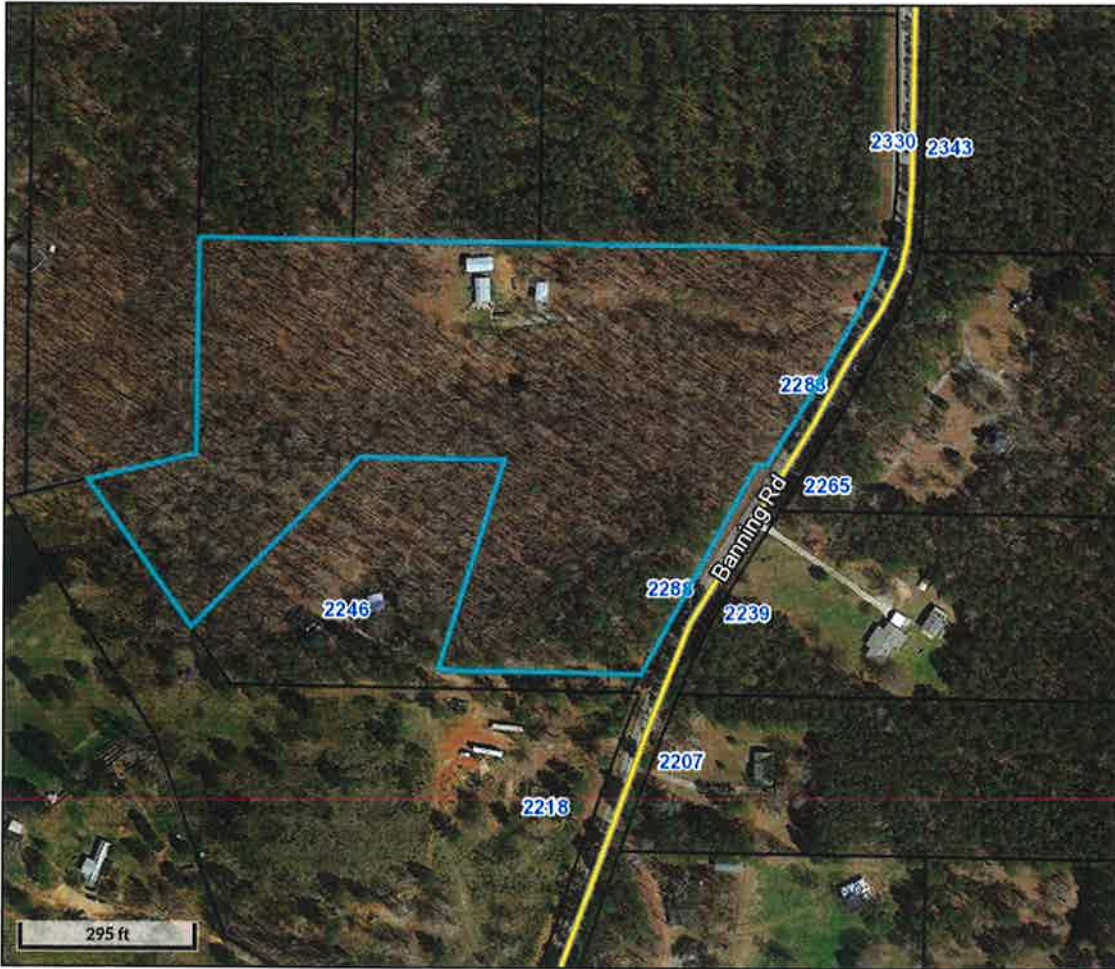
Janet L. Hyde



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: _____



Overview



Legend

- Parcels
- Address Numbers
- ★ Information Point
- Roads
- Streams and River (Large)
- Lakes
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 177 0028
 Class Code Residential
 Taxing District COUNTY
 Acres 12.56

Owner BAILEY MICHAEL T
 2288 BANNING RD
 WHITESBURG, GA 30185
 Physical Address 2288 BANNING RD
 Assessed Value Value \$152456

| Last 2 Sales | | | |
|--------------|-------|--------|------|
| Date | Price | Reason | Qual |
| 2/10/1991 | 0 | NM | U |
| n/a | 0 | n/a | n/a |

(Note: Not to be used on legal documents)

Summary

Parcel Number 177 0028
Location Address 2288 BANNING RD
Legal Description HSE/ACC/TR 12.PT TR 11 SOUTHWOOD DEV
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 02)
Millage Rate 25.668
Acres 12.56
Homestead Exemption Yes (S4)
Landlot/District 028 / 05
Water Well
Sewer Septic Tank
Electric Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved



[View Map](#)

Owner

BAILEY MICHAEL T
 2288 BANNING RD
 WHITESBURG, GA 30185

Tax Commissioner Link

[Click here for tax information.](#)

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 1 | 2 |
| RUR | Small Parcels | Rural | 1 | 10.56 |

Residential Improvement Information

Style One Story
Heated Square Feet 936
Interior Walls Concrete Block
Exterior Walls Masonry/Wood/Vinyl/HP
Foundation Basement - Full Finished
Attic Square Feet 0
Basement Square Feet 936 - 99% Finished
Year Built 1990
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type No Heat
Number Of Rooms 1
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$78,986
Condition Average
House Address 2288 BANNING

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|-------------------------------|------------|------------------|-----------------|---------|
| Site Impr Average | 2015 | 0x0 / 1 | 1 | \$2,500 |
| Carpport: Prefab Metal w/slab | 2010 | 20x22 / 0 | 1 | \$1,285 |
| Utility Bldg/Shed | 2010 | 20x20 / 0 | 1 | \$2,920 |
| Garage (Detached) | 1992 | 18x26 / 468 | 1 | \$6,552 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|-----------------|---------|----------------|
| 2/10/1991 | 691.269 | | \$0 | Not Fair Market | | BAILEY MICHAEL |

STATE OF GEORGIA
COUNTY OF CARROLL

*
*
*
WARRANTY DEED

THIS INDENTURE, Made the 24th day of May, 1993, between SOUTHWOOD CORPORATION, A Delaware Corporation of the County of Carroll and State of Georgia, as party of the first part, hereinafter called Grantor, and C.W. BAILEY and MYRTICE E. BAILEY of the County of Cobb and State of Georgia, as party 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 consideration, 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 all of the following described property, to-wit:

A certain tract or parcel of land lying and being on the West side of Banning in Land Lot 27, of the 5th District, Carroll County, Georgia, and being more particularly described as follows: Beginning at the Southwest corner of Land Lot 27; thence North 89 degrees 52 minutes 42 seconds East for 1599.82 feet to an iron pin on the West Right-of-Way line of Banning Road. Thence on a Northeasterly direction along the West Right-of-Way of Banning Road for 1617.87 feet to an iron pin and the True Point of Beginning; thence South 89 degrees 35 minutes 24 seconds West for 777.00 feet to an iron pin; thence South 16 degrees 10 minutes 17 seconds West for 309.63 feet to an iron; thence 89 degrees 35 minutes 24 seconds West for 385.67 feet to an iron pin; thence North 21 degrees 23 minutes 45 seconds West for 946.71 feet to an iron pin; thence North 55 degrees 23 minutes 10 seconds East for 215.00 feet to an iron pin; thence South 26 degrees 12 minutes 52 seconds East for 853.73 feet to an iron pin; thence North 62 degrees 20 minutes 06 seconds East for 296.06 feet to an iron pin; thence North 89 degrees 35 minutes 24 seconds East for 820.00 feet to an iron pin on the Westerly Right-of-Way of Banning Road; thence along said Right-of-Way South 28 degrees 39 minutes 03 seconds West for 58.72 feet to a point; thence along said Right-of-Way South 30 degrees 10 minutes 32 seconds West for 27.50 feet to an iron pin and the True Point of Beginning.

Said tract of land contains 8.62 acres and is shown as tract 7 on a plat prepared by Keck and Wood, Inc., prepared for Southwood Partners, dated September 11, 1987 and recorded in the Office of the Clerk of the Superior Court of Carroll County, Georgia in Plat Book 32 Page 259.

This deed was prepared by Southwood Corporation, P. O. Box 2307, Carrollton, Georgia 30117, for C.W. and Myrtice E. Bailey, 790 Knox Springs Road, Austell, GA 30001.

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.

Carroll County, Georgia
Real Estate Transfer Tax
15.80
Filed 05-24-93
Dale
[Signature]
Clerk of Superior Court

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT
93 MAY 24 AM 10:30
[Signature]
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this warranty deed, the day and year above written.

SOUTHWOOD CORPORATION
A Delaware Corporation

BY *Lamar A. Bell*
LARMAR A. BELL, Vice-President

ATTEST: *Esther D. Bell*
ESTHER D. BELL, Asst. Secretary

Signed, sealed and delivered
in the presence of:

Bonita D. Hall
Leigh A. L. Devore
NOTARY PUBLIC:



GEORGIA, CARROLL COUNTY
I certify that this instrument was filed for
record in my office on the 24 day of
May, 1993, at 10:20 M.
and recorded in Deed Book 783, Page 32
May 25 1993
Deborah Edwards
Deputy Clerk, Superior Court

8 ac.

STATE OF GEORGIA
COUNTY OF COBB

COB

WARRANTY DEED

THIS INDENTURE made this 12th day of June 19 95 by and between

C.W. BAILEY and MYRTICE E. BAILEY

party or parties of the first part, hereinafter referred to as "Grantor", and

MICHAEL T. BAILEY

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the masculine and feminine gender, the singular and the plural, and the respective heirs, legal representatives, successors and assigns of the parties where the context requires or permits;

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor has and hereby does grant bargain, sell and convey unto Grantee

All that tract or parcel of land lying and being in Land Lot 27 of the 5th District, Carroll County, Georgia and being more particularly described as follows:

BEGINNING at a point on the north land lot line of Land Lot 27 at its intersection with the westerly right of way of Banning Road (an 80 foot right of way); thence southwesterly along the westerly right of way of Banning Road a distance of 397.43 feet to an iron pin and the true point of beginning; thence south 27 degrees 41 minutes 24 seconds west a distance of 388.49 feet along the westerly right of way of Banning Road to an iron pin; thence south 89 degrees 35 minutes 24 seconds west a distance of 309.84 feet to an iron pin; thence north 79 degrees 35 minutes west a distance of 20 feet to an iron pin; thence north 16 degrees 14 minutes 01 seconds east a distance of 352.76 feet to an iron pin; thence north 89 degrees 35 minutes 24 seconds east a distance of 417.38 feet, returning to the iron pin on the westerly right of way of Banning Road and the true point of beginning, being 2.853 acres, as shown in that plat of survey for Michael T. Bailey, dated 6-9-95, prepared by B.H. Cox, GRLS #1344.

For wife

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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 Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

| | | | |
|----------------------|--------------------|-------------------|--------|
| _____ | <i>(Signature)</i> | _____ | (SEAL) |
| (Unofficial Witness) | | C.W. BAILEY | |
| _____ | | _____ | (SEAL) |
| Notary Public | | MYRTICE E. BAILEY | |
| | | _____ | (SEAL) |

Cross Ref: COVE 4507/259

WARRANTY DEED—FORM 36A

STANDARD WARRANTY DEED



STATE OF GEORGIA,

Cobb County.

THIS INDENTURE, made this 19 day of February

in the year of our Lord One Thousand Nine Hundred and 91

between C.W. Bailey and Myrtice E. Bailey

of the State of Georgia and County of Cobb of the first part

and Michael T. Bailey

of the State of Georgia and County of Carroll of the second part

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (10) and other good and valuable consideration

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 do 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 See Exhibit A

This parcel cut from Tract 11 and added to and becomes a part of Tract 12, Banning Road, Land Lot 27, 5th District, Carroll County, Ga.

This deed in accordance per plat by B.H. Cox, Ga. land surveyor no. 1344 marked exhibit A.

- NO EXHIBIT "A" ATTACHED -

County Clerk, Georgia
Paid # 2-25-91
Date
Clerk of Superior Court

GA. CARROLL COUNTY CLERK OF SUPERIOR COURT
1991 FEB 25 PM 4:04

270

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 His the said part y of the second part, His heirs and assigns forever, IN FEE SIMPLE.

And the said part ies of the first part, for His heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, His heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part ies of the first part ha s hereunto set their hand s and affixed their seal s, the day and year above written.

Signed, sealed and delivered in the presence of

[Signature]
Jane Standmen 2/21/93
CLERK

[Signature] (Seal)
[Signature] (Seal)
____ (Seal)
____ (Seal)

2
pd for
w/ill
plu

WARRANTY DEED
FROM
[Signature]
TO

Georgia, _____ County
Clerk's Office Superior Court
Filed for Record at _____ o'clock _____ M.
____ 19 ____
Recorded in Book _____ Folio _____
____ 19 ____
Clerk

RECORDED FEB 27 1991 KENNETH SKINNER, CLERK