



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## CONDITIONAL USE APPLICATION

Date Received: 3-18-21  
Received by: [Signature]

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: Sabrina Estes  
Address: 555 TUMLIN LAKE RD City: Temple State: GA Zip: 30179  
Phone: (770) 303-1715 Fax: ( ) \_\_\_\_\_ Email: sabrinajestes@gmail.com

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: Event Venue  
Conditional Use Location (attach location map): N/A  
Proposed Use: wedding venue + special events  
Square Footage of Proposed Residence: 2400 sq ft / 40 x 60  
(must be at least 1,230 square feet)

Total acreage: 70  
Describe Proposed Conditional Use:  
• weddings  
• special events  
• parties

Staff Use Only

Land Lot 250 of the 60th District, Carroll County Tax Map 145 Parcel 0116



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SPECIFIC INFORMATION

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

Traffic: Will not affect traffic

Parking: private parking

Availability of Public Facilities/Utilities: bathrooms and facilities will be added

Other relevant Impacts of the Proposal: N/A

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

Additional option of beautiful event venue in the Temple area.

**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-21-04-02  
 Filing Fee: \$350  
 Pre-Application Conf: 31521  
 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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## SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: \_\_\_\_\_

*only one location either/or*

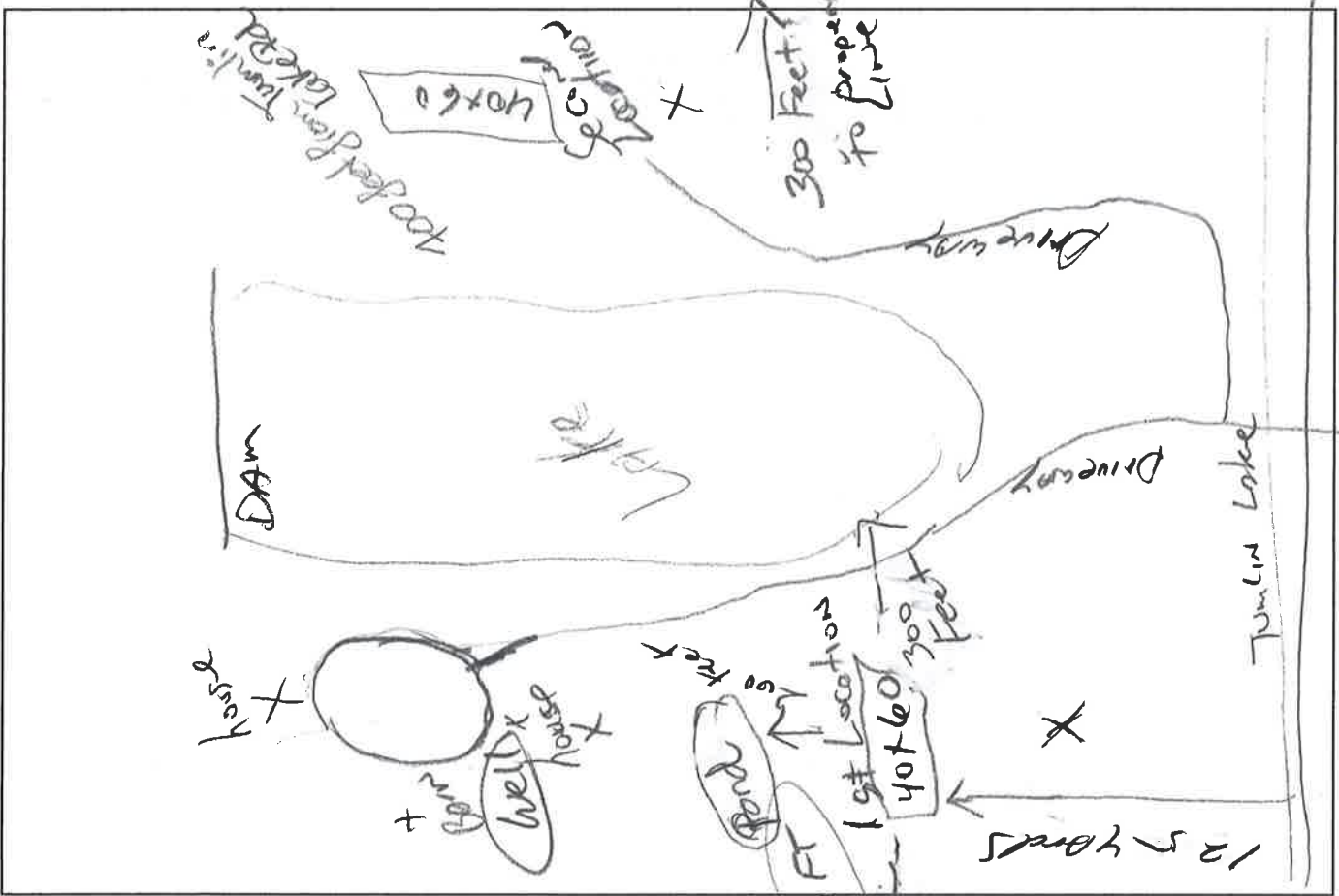
- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage 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: TWO HOUSES, one barn, one carport, garage, one shed, one well

Describe the type of structure that you plan to build: 40x160 metal structure

Is this a multiple road frontage lot? NO

*This is old lot area*





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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A CONDITIONAL USE APPLICATION

Sabrina Estes, 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.

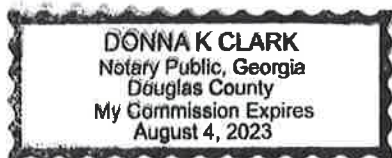
I declare under penalty of false swearing that the above is true and correct.

This 15<sup>th</sup> day of March, 2021.

Sworn to and subscribed  
before me this 15<sup>th</sup> day  
of March, 2021.

Donna K Clark  
Notary Public

My Commission Expires: Aug 4, 2023



Sabrina J. Estes  
AFFIANT (signature)

Address:  
555 Tumlin Lake Rd  
Temple GA. 30179

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:  
AFF 5692/994  
COVE 5713/623

eFiled & eRecorded  
DATE: 9/14/2018  
TIME: 2:11 PM  
DEED BOOK: 05658  
PAGE: 00371 - 00372  
RECORDING FEE: 12.00  
TRANSFER TAX: 752.00  
PARTICIPANT ID: 0872179815,7067927936  
CLERK: Alan Lee  
Carroll County, GA  
PT61: 022-2018-004281

Return Recorded Document to:  
Tisinger Vance P.C.  
100 Wagon Yard Plaza  
Carrollton, GA 30117  
File #32018/M0972

**Limited Warranty Deed  
Joint Tenants with the Right of Survivorship**

**STATE OF GEORGIA  
COUNTY OF CARROLL**

**THIS INDENTURE** made this 14th day of September, 2018, between **Bryant L. Day and Mary Beth Day**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **James A. Estes and Sabrina Jasmin Estes**, as joint tenants with the 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 where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 that tract or parcel of land lying and being in Land Lot 250 of the 6th District of Carroll County, Georgia, and being all as shown upon that plat of survey prepared by Edwin T. McConnell, Registered Land Surveyor for H.L. Tumlin, dated December 20, 1972, and recorded in the real property records of Carroll County, Georgia, in Plat Book 13, Page 161, said plat being made a part hereof by this reference thereto for a more complete description of the metes and bounds, courses and distances of said property.

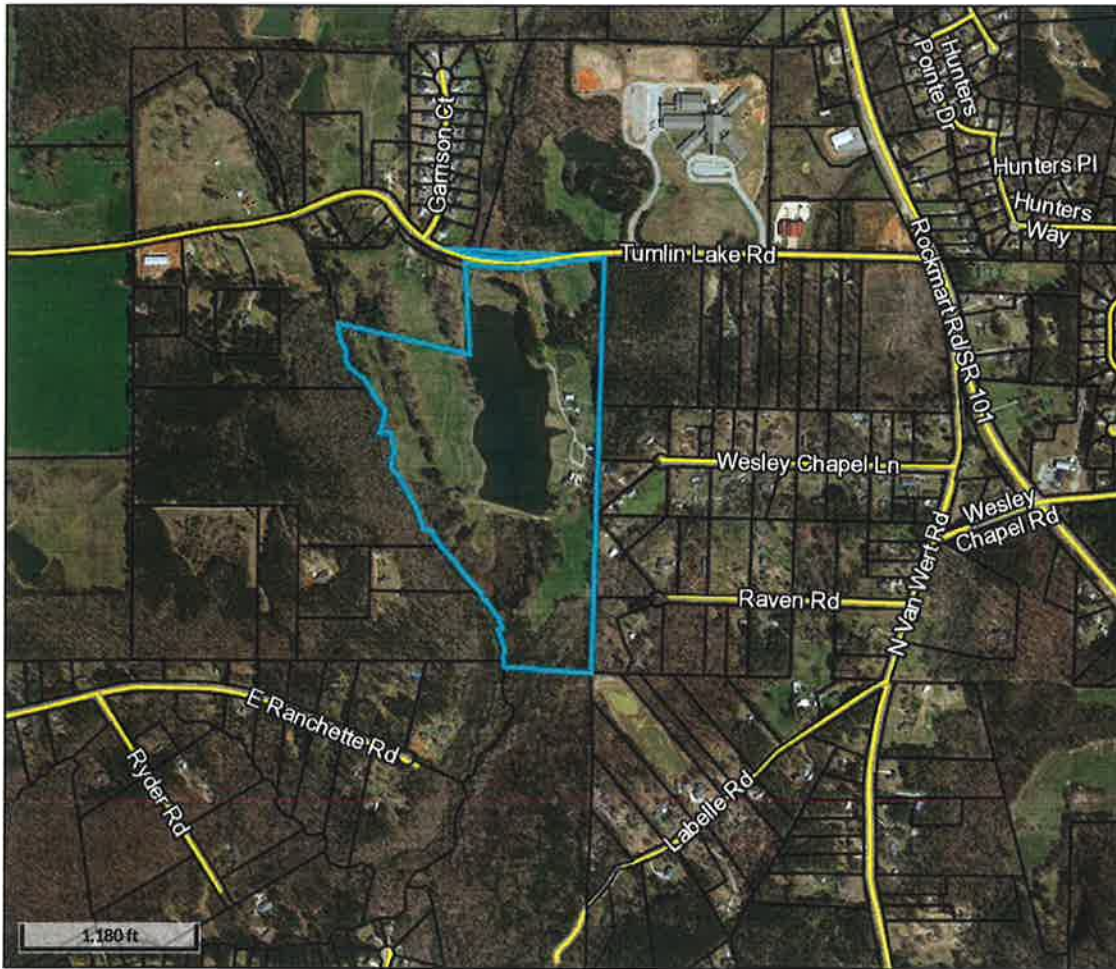
AND

All that tract or parcel of land lying and being in Land Lot 116 of the 6th District of Carroll County, Georgia, as shown on a plat of survey entitled "Property Survey for H. L. Tumlin", dated December 20, 1972, prepared by Edwin T. McConnell, Georgia Registered Land Surveyor No. 741, and recorded in Plat Book 13, Page 161, of the Carroll County, Georgia, Public Records, which recorded plat is incorporated herein and made a part hereof by this reference.

LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 250 of the 6th District of Carroll County, Georgia, and being more particularly described and shown as the 0.14 acre (5950.88 square foot) parcel identified as "Tract 1" on that certain plat entitled "Boundary Survey For: Carroll County Roads Department", dated March 14, 2013, prepared by McGukin & Company, certified by Timothy L. McGukin, recorded in Plat Book 131, Page 72, in the Office of the Clerk of Superior Court of Carroll County, Georgia.




This Deed is given subject to all easements and restrictions of record.





Overview 

**Legend**

-  Parcels
-  Address Numbers
-  Roads

<b>Parcel ID</b>	145 0116	<b>Owner</b>	ESTES JAMES A & SABRINA JASMIN (JTRS)	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural	<b>Physical Address</b>	555 TUMLIN LAKE ROAD TEMPLE, GA 30179	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY	<b>Assessed Value</b>	Value \$602536	9/14/2018	\$752000	FM	Q
<b>Acres</b>	70.76			8/13/2018	0	LA	U

(Note: Not to be used on legal documents)

Date created: 3/15/2021  
Last Data Uploaded: 3/12/2021 6:17:59 PM

Developed by 