



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## APPLICATION FOR REZONING

Application must be filed by noon on the 3<sup>rd</sup> Tuesday of the month to go on the next month's agenda. A pre-application conference with staff is required before the application can be submitted. 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: Scott Singleton  
Address: 220 Old Driver Rd. City: Whitesburg State: GA. Zip: 30185  
Phone: (678) 618-2945 Fax: ( ) - - Email: SSingleton@ICANI.com

Agent Name: Scott Singleton  
Address: 220 Old Driver Road City: Whitesburg State: GA. Zip: 30185  
Phone: (678) 618-2945 Fax: ( ) - - Email: SSingleton@ICANI.com

Owner Name (If different from applicant): HDS Development Group  
Address: 220 Old Driver Rd  
Phone: (678) 618-2945 Fax: ( ) - -

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING

Project Name: 161 Old Camp Church Rd  
Rezoning Location (attach location map): See Attached Tax Map  
Current Zoning: Agriculture  
Proposed Zoning: Single Family R-2  
Proposed Use: Free Single Single Family Residence  
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)  
Total acreage: .60 Acres  
Describe Proposed Rezoning: (attach additional sheets if necessary) Combining Parcel

STAFF USE ONLY

Land Lot 71 of the 10<sup>th</sup> District, Carroll County Tax Map 077 Parcel 0756  
Date Application Filed: 2-19-21 County Recipient: jll  
Advertisement Date: 4-11-21 Sign Posting to before this date: 4-12-21  
Planning Commission First Reading Date: 4-27  
Planning Commission Hearing Date Scheduled: 4-27 at 6:30 p.m.  
County Commissioners Hearing Date Scheduled: 5-4-21 at 6:30 p.m.  
Rescheduled Hearing Date, if required: \_\_\_\_\_ Application No: 2021-04-02  
Application Withdrawn with/without Prejudice: (please circle)  
Zoning Personnel: \_\_\_\_\_ Letter Sent to Applicant: / /



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: No Impact

Parking: No Impact

Availability of Public Facilities/Utilities: Water, Power, Phone, Cable, and Gas are available

Other relevant Impacts of the Proposal: NA

Describe how the proposed Rezoning will be a benefit to the public. No benefit

REZONING QUESTIONS

Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process.

– Attach additional sheets as necessary. –

1. Has the landowner or any person undertaken or initiated any efforts to develop the property in its existing zoning classification? Please provide a complete statement of the efforts for such development?

No

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

Yes

3. Does the applicant know of similarly situated properties, within 1/2 to 1 mile, that have been developed in a manner as proposed? If so, please list the location of the similar property with respect to the subject property.

Yes, Old Camp

4. Is the subject property a portion of a larger tract?  Yes  No If yes, please describe the original tract size, and what portion you are requesting to rezone:

Original Tract 8.60 Acres, Trying to rezone .60 Acres



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REZONING QUESTIONS CONTINUED

5. Are there any houses, barns, mobile homes, commercial buildings, or structures presently located on the subject property? If so, please identify the number of structures and their type:

No

6. List the type of structures you propose to construct if the subject property is re-zoned. If proposing the development of a subdivision, please describe the style, minimum square footage, proposed number of homes, number of phases, and price range of the homes:

Single Family  
1860 sf  
Price Range \$ 190,000 - \$ 225,000

7. Please state any pertinent facts, circumstances, events, and or documents that should be considered to support a decision to rezone the property to the proposed zoning classification and use.

not occupied

8. Will your proposed use add additional residents to the property? If so, how many new residents do you anticipate will eventually move onto the property? 0 How many households during the first year? 0

9. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide.

NA

10. Please identify any public utility (including water, sewer, gas, electricity, and other public utilities) which would be required for the proposed development of the property and are not available at the time of this application.

All utilities available

11. Disclosure Requirements per O.C.G.A. Section 36-67A . Has the owner and/or the applicant (or any person or attorney representing such in the re-zoning process) made campaign contributions totaling more than \$250 to any local government official who will consider this application?  Yes  No If yes, please state the name of the official(s) and the position held by each official, and the dollar amount and description of each campaign contribution made to each official within two years preceding the filing of this application.

NA





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## Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

**(Please type or legibly print)**

**Property Address:**

161 Old Camp Road Carrollton Ga. 30116

**Applicant Name:** Scott Singleton

**Address:** 228 Old Driver Road

**City:** Whitehall

**State:** GA **Zip:** 30105

**Phone:** (678) 618 - 2945

Jepp Gibbs (Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

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

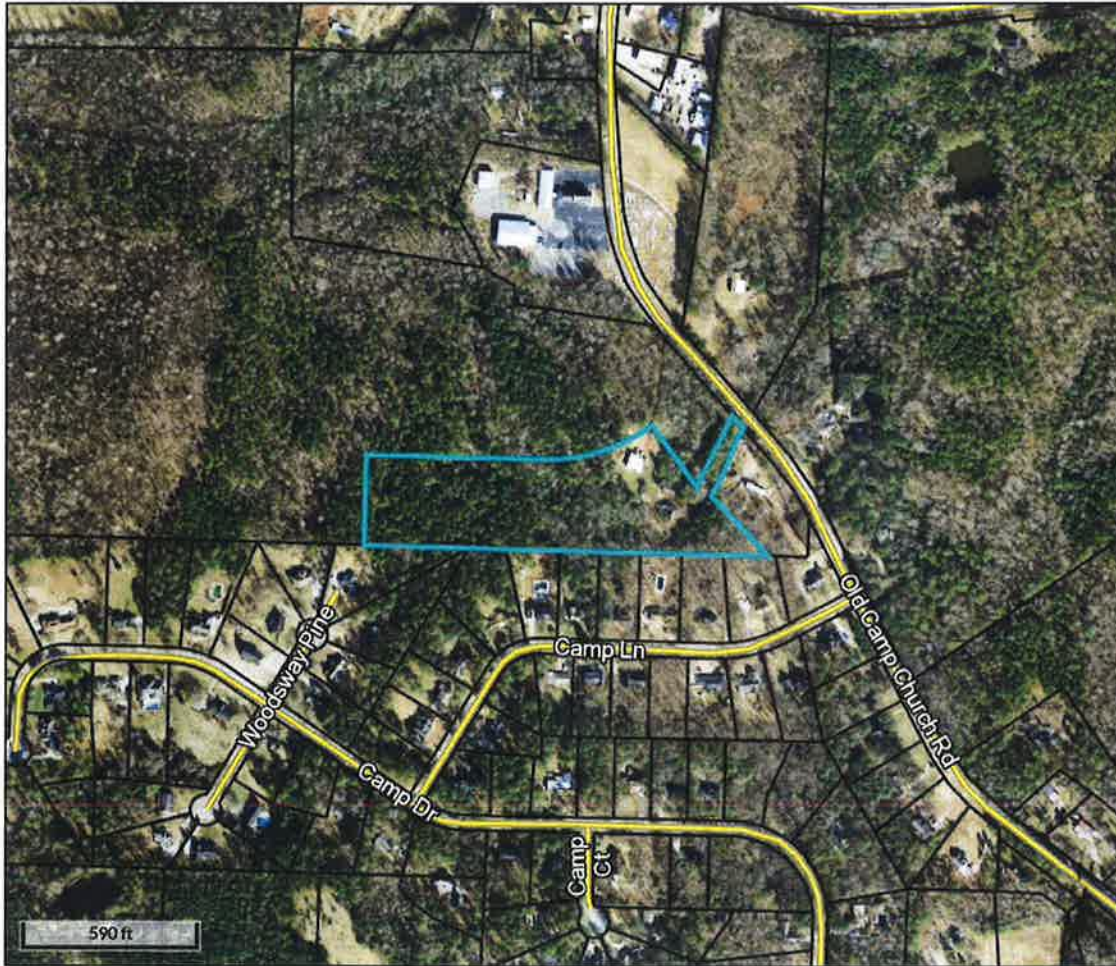
This 19<sup>th</sup> day of Feb, 2021

[Signature]  
AFFIANT (Owner's signature)

Sworn to and subscribed  
before me this 19<sup>th</sup> day  
of Feb, GEORGIA  
Mar 2, 2023

[Signature]  
Notary Public

My Commission Expires:



Overview



Legend

-  Parcels
-  Roads

Parcel ID 077 0756  
 Class Code Residential  
 Taxing District COUNTY  
 Acres 8.6

Owner GIBBS JEFF  
 65 CAMP LN  
 CARROLLTON, GA 30117  
 Physical Address OLD CAMP CHURCH RD  
 Assessed Value

Last 2 Sales			
Date	Price	Reason	Qual
11/17/2020	\$26438	LG	Q
11/5/2020	0	PB	U

(Note: Not to be used on legal documents)

Date created: 4/12/2021  
 Last Data Uploaded: 4/9/2021 6:21:30 PM

Developed by 



BLANK RESERVED FOR THE CLERK OF SUPERIOR COURT

**SURVEY NOTES**

1. Subject and adjacent property owners' deed and plat references were obtained through Clerk of Superior County but are not guaranteed as to accuracy or completeness. All deed book references shown herein are recorded in the Clerk of Superior Court's office of CARROLL COUNTY, GEORGIA.
2. Utilities such as Electric Lines, Water Lines, Gas Lines, Sewer Lines or Wells may or may not exist on site and may or may not be shown herein.
3. Structures visible on the date of survey are shown herein.
4. Locations are accurate only where dimensioned.
5. This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
6. This property is not located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map shown herein.
7. Site Plan depicted here is not for recording purposes. It is strictly created as an addition to the Zoning Application and is not a Plat of Record. Certification shown herein is provided only as an acknowledgment that the document was produced in a professional manner.
8. Topography shown herein is for general considerations of existing conditions. Topography taken from LIDAR Data.
9. All Pins Set labeled as "Future" are to be set after all legal work for Boundary Line Agreements are recorded. If Boundary Line Agreements are not executed, Surveyor accepts no responsibility of Pins not set.
10. Subject Parcel ID: 077 0385

**SURVEYOR CERTIFICATION**

Robert S. Lewis, Ga. RLS #2789



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

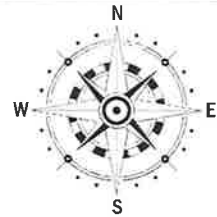
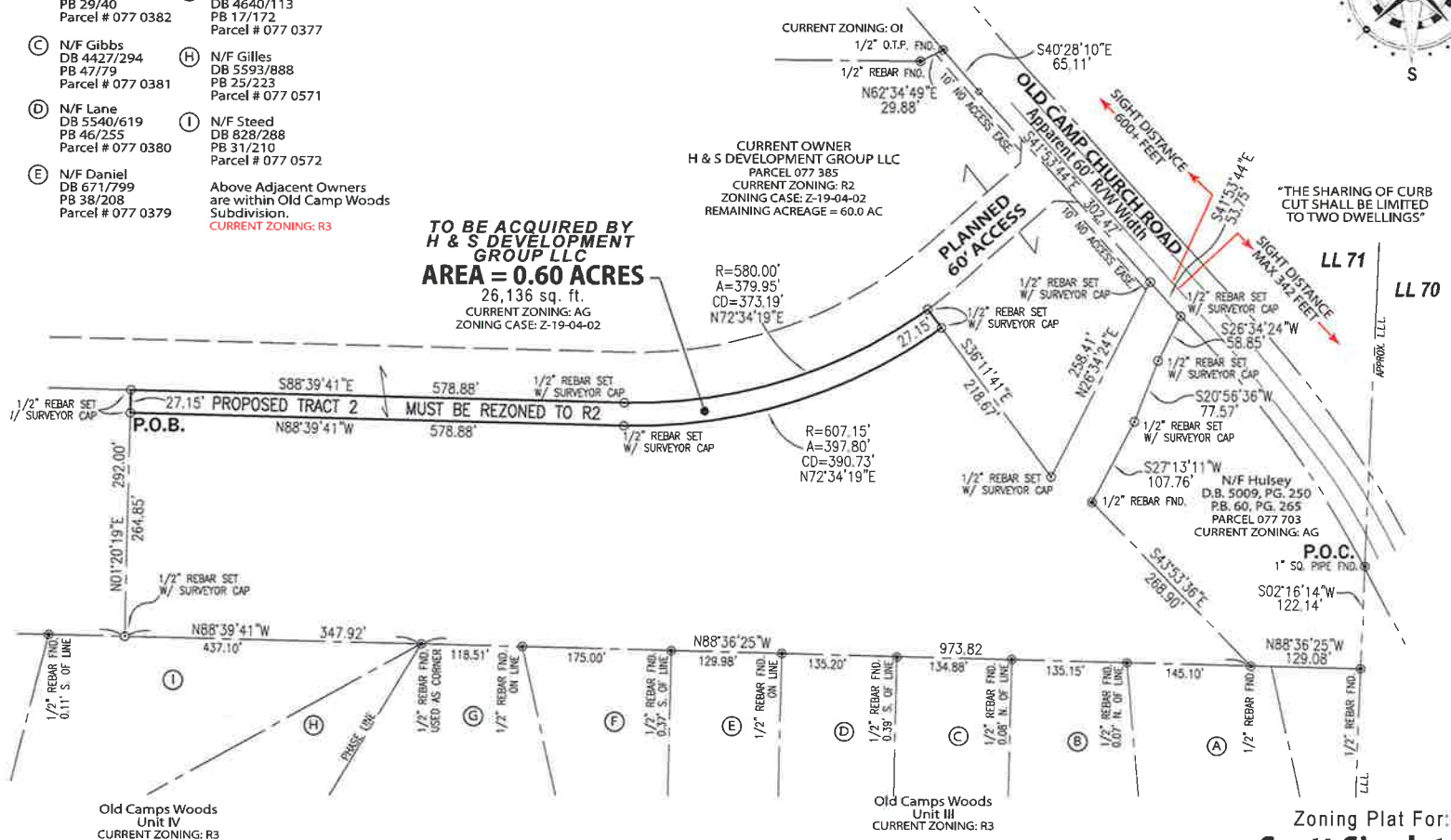
By *RSL*  
Robert S. Lewis, Ga. RLS #2789 Date 02/02/2021



**Adjacent Owners**

- (A) N/F Kirk  
DB 461/273  
Parcel # 077 0383
  - (B) N/F Cochran  
DB 5304/849  
PB 29/40  
Parcel # 077 0382
  - (C) N/F Gibbs  
DB 4427/294  
PB 47/79  
Parcel # 077 0381
  - (D) N/F Lane  
DB 5540/619  
PB 46/255  
Parcel # 077 0380
  - (E) N/F Daniel  
DB 671/799  
PB 38/208  
Parcel # 077 0379
  - (F) R/F Farmer  
DB 4679/102  
PB 17/172  
Parcel # 077 0378
  - (G) N/F Bennett  
DB 4640/1113  
PB 17/172  
Parcel # 077 0377
  - (H) N/F Gilles  
DB 5593/888  
PB 25/223  
Parcel # 077 0571
  - (I) N/F Steed  
DB 828/288  
PB 31/210  
Parcel # 077 0572
- Above Adjacent Owners are within Old Camp Woods Subdivision.  
**CURRENT ZONING: R3**

**TO BE ACQUIRED BY H & S DEVELOPMENT GROUP LLC**  
**AREA = 0.60 ACRES**  
26,136 sq. ft.  
CURRENT ZONING: AG  
ZONING CASE: Z-19-04-02



NORTH REFERENCED HERON TO GRID NORTH - NAD83 GEORGIA WEST ZONE

**Flood Certification**  
National Flood Hazard Layer FIRMets

This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 13045C0245D which has an effective date of SEPT. 19, 2007 and IS NOT in a Special Flood Hazard Area. Field Surveying was not performed to determine this zone. An Elevation Certificate may be needed to verify this determination or apply for a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency.



**SURVEY REFERENCES**

- 1) Executor's Deed of Assent to Devise from "EUGENE TALMADGE WATSON" to "JUANITA WATSON" dated MARCH 4, 1938. Recorded CARROLL County Records Deed Book 1105, Page 491.
- 2) Warranty Deed from "JUANITA WATSON" to "JUANITA WATSON & CARLOS E. WATSON" dated DECEMBER 13, 1999. Recorded CARROLL County Records Deed Book 1190, Page 27.

**CLOSURE STATEMENT**

- The field data upon which this plat is based has a closure precision of one foot in 40,408 feet, and an angular error of 4.0 seconds per angle point and was not adjusted. Fieldwork completed 03/17/2019.
- This plat has been calculated for closure and found to be accurate within one foot in 100,000 feet.
- This survey was made using a LEICA TS12P Robotic Total Station, which reads distances to the nearest 0.005 foot and with direct reading 5 seconds angular measurement.

Zoning Plat For:  
**Scott Singleton**  
LOCATED IN LAND LOT 71  
10th. DISTRICT  
CARROLL COUNTY, GEORGIA  
TAX PARCEL ID: 077 0385

ORIGINAL SURVEY DATE: 02/02/2021  
FIELDWORK COMPLETE DATE: 03/17/2019  
SCALE: 1 Inch = 100 feet

**LATEST REVISION DATE:**  
**REVISION REMARKS:**  
FIELD: TG CALC: RSL DRAFT: RSL

**LEWIS LAND CONCEPTS**  
ROBERT S. LEWIS, GA. RLS #2789  
285 TOM REEVE DRIVE  
CARROLLTON, GA 30117  
PHONE: 770-280-5738  
Scott@LewisLandConcepts.com