



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 3rd 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: Sebern Construction, Inc.
Address: 10 North Davis Drive. **City:** Stockbridge **State:** Ga. **Zip:** 30281
Phone: (404) 263 - 1911 **Fax:** () - **Email:** Sergio@sebern.net

Agent Name: _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: () - **Fax:** () - **Email:** _____

Owner Name (If different from applicant): Michael J. Jones
Address: 119 Whispering Lake Drive
Phone: (850) 461 - 9750 **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: 21 Lovell Road
Rezoning Location (attach location map): Land Lot 108
Current Zoning: AG
Proposed Zoning: Residential
Proposed Use: Detached Single Family Homes (4 Total)
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
Total acreage: 6.64
Describe Proposed Rezoning: (attach additional sheets if necessary) 4 Detached Single Family Home on 4 Separate Lots.

STAFF USE ONLY

Land Lot _____ of the _____ District, Carroll County Tax-Map 125 Parcel 0604
Date Application Filed: 3-19-21 County Recipient: jen
Advertisement Date: 4-11-21 Sign Posting to before this date: 4-12-21
Planning Commission First Reading Date: 6-1-21
Planning Commission Hearing Date Scheduled: 4-27-21 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: _____
Application Withdrawn with/without Prejudice: (please circle)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: 4 Homes will add 8 vehicle trips per day

Parking:

Availability of Public Facilities/Utilities: Homes served by Public Water. Homes will be served by private individual Septic Systems

Other relevant Impacts of the Proposal: NONE

Describe how the proposed Rezoning will be a benefit to the public.

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?

NO

3. Does the applicant know of similarly situated properties, within ½ 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, Adjacent properties are similar in size and use.

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:



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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:

NONE

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:

4 Single Family Homes, in accordance with residential zoning - price range 250k -350k

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.

NONE

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? 12 - 16 How many households during the first year? 4

9. Has the applicant conducted any studies in connection with the proposed rezoning? If yes, please provide.
Land planning and soil studies are currently being performed.

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.
Sewer is not 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.



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SKETCH OF PROPERTY

Please check: COMMERCIAL OTHER: AG

- 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: NONE

Describe the type of structure that you plan to build: *(A residence must be at least 1,230 square feet unless expressly approved by the Board of Commissioners)* 4 Detached Single Family Homes

Is this a multiple road frontage lot? YES

Sketch of Property

SEE ATTACHED SURVEY & PROPOSED PLAN



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PARCEL INFORMATION SHEET
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE
To be filled out by Map Room Personnel in Room #414

DEPARTMENT STAFF/MAP ROOM OFFICIAL:			
MAP:	125	LAND LOT:	108
PARCEL:	604	DISTRICT:	6th
CURRENT PROPERTY OWNER:		Michael J. Jones	
PROPERTY OWNER AS OF JANUARY 1 ST :		Michael J. Jones	
APPLICANT (IF DIFFERENT FROM OWNER):		Sebern, Construction, Inc.	
PROJECT ADDRESS:		21 Lovell Road	
CITY:		Temple	
TELEPHONE NUMBER:		678-536-5216	
SUBDIVISION:	N/A	LOT #:	108
ACREAGE:	6.64	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION		AG	
REQUIRED SETBACKS		FRONT	
		SIDE	
		REAR	
CERTIFICATE OF ZONING COMPLIANCE – CHECKLIST			
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification			
Signature of County Planner or Designee: _____		Date: _____	
Comments: _____			
CDP COMPLIANCE	<input type="checkbox"/> YES	Signature of CDP Administrator or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
		Comments: _____	
PLAT APPROVED	<input type="checkbox"/> YES	Signature of County Engineer or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
		Comments: _____	
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES	Signature of County Planner or Designee: _____	
	<input type="checkbox"/> NO	Date: _____	
		Comments: _____	

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: 21 Lovell Road Temple, Ga

Applicant Name: William Jordan Morris

Address: 9140 Conners RD

City: Villa Rica State: GA Zip: 30180

Phone: (678) 536 - 5216

Margaret Dempsey (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 18 day of March, 2021.

Margaret A. Dempsey
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 18 day
of March, 2021

Sara Stone
Notary Public

My Commission Expires:

5/19/2023





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

(Please type or legibly print)

Property Address: 21 Lovell Rd, Temple, GA 30179

Applicant Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____ - _____

Michael J. Jones (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.

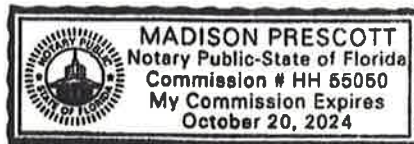
This 17 day of March, 2021

Michael J. Jones
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 17 day
of March, 2021

Notary Public [Signature]

My Commission Expires:



CARROLL COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 0
DATE 4/24/01
Kenneth Skinner
CLERK OF SUPERIOR COURT

FILED
64 CARROLL COUNTY
01 APR 24 AM 10:51
Kenneth Skinner
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

Prepared by and return to:
TISINGER, TISINGER, VANCE & GREER
100 Wagon Yard Plaza
Carrollton, Georgia 30117
Attn. Edith F. Rooks

GENERAL WARRANTY DEED

STATE OF GEORGIA, COUNTY OF ^{CARROLL} ~~FLOYD~~ *FLOYD*

THIS INDENTURE, Made the 26th day of March, in the year Two Thousand and One between

MARGARET JACOBS JONES

of the County of ^{Carroll} ~~Floyd~~ and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

MICHAEL JACOBS JONES and MARGARET ANN JONES DEMPSEY

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 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 THAT TRACT OR PARCEL OF LAND situated, lying and being in Land Lot 108 of the Sixth (6th) District of Carroll County, Georgia, and being more fully described as TRACT 1 on a plat entitled "Property Survey for Mrs. Guy D. Jacobs, dated October 26, 1976, prepared by Douglas C. Crawford, Registered Surveyor, which plat is recorded in Plat Book 19, Page 317, Carroll County Public Records, and is incorporated herein for reference for a more complete and accurate description of the property herein conveyed.

Said property is that same property described and conveyed in a Warranty Deed dated August 17th, 1979 by and between Lois Jacobs Payne and Margaret Jacob Jones which deed is recorded at Deed Book 396, Folio 62 of the Carroll County Public Records.


GRANTOR HEREBY RESERVES FOR HERSELF A LIFE ESTATE IN SAID PROPERTY.

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, anyway 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 date and year above written.

Signed and sealed in our presence:

Edith F. Rooks
Witness
Edith F. Rooks
Notary Public


Margaret Jacobs Jones
MARGARET JACOBS JONES

RECORDED APR 25 2001 KENNETH SKINNER, CLERK



Overview



Legend

-  Parcels
-  Roads

Parcel ID 125 0604
 Class Code Residential
 Taxing District COUNTY
 Acres 6.64

Owner JONES MICHAEL J & DEMPSEY MARGARET
 A
 65 LOVELL RD
 TEMPLE, GA 30179
 Physical Address 21 LOVELL RD

Last 2 Sales			
Date	Price	Reason	Qual
5/22/2019	0	PB	U
n/a	0	n/a	n/a

Assessed Value Value \$41277

(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  Schneider GEOSPATIAL

- 2) SIDE - 15 FEET, 50 FEET IF CORNER LOT
- 3) REAR - 20 FEET



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 recording authorities as evidenced by approval certificates, signatures, and stamps hereon. Such approvals or affirmations should be obtained from the appropriate governmental bodies by any purchaser or lessee as to intended use of any parcel. Furthermore, the land surveyor certifies that this plat complies with the minimum standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
 5/29/19
 DATE

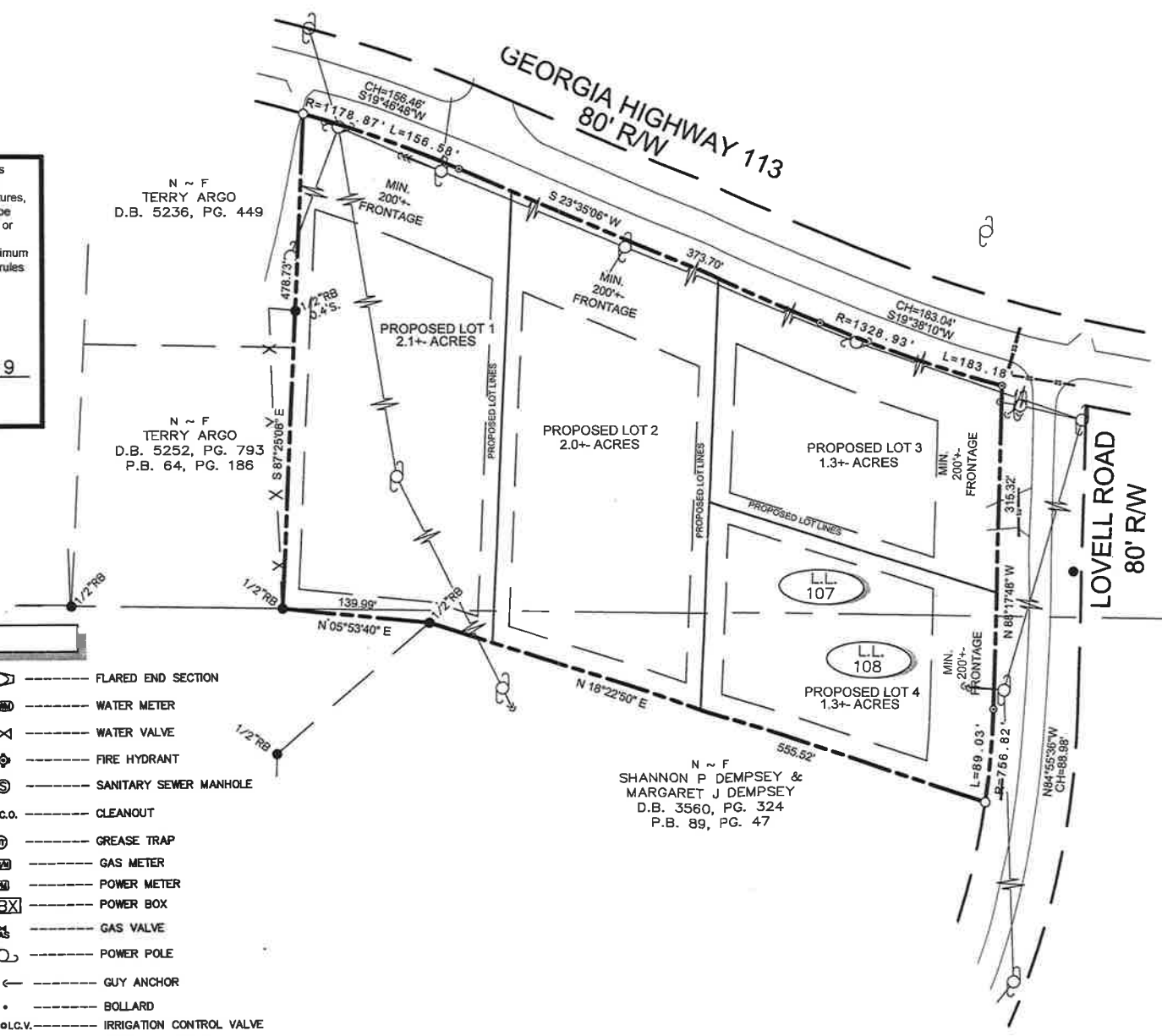
Surveyor
 (Ga. R.L.S.#2990)

N ~ F
 TERRY ARGO
 D.B. 5236, PG. 449

N ~ F
 TERRY ARGO
 D.B. 5252, PG. 793
 P.B. 64, PG. 186

N ~ F
 SHANNON P DEMPSEY &
 MARGARET J DEMPSEY
 D.B. 3560, PG. 324
 P.B. 89, PG. 47

- LEGEND**
- FLARED END SECTION
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - GREASE TRAP
 - GAS METER
 - POWER METER
 - POWER BOX
 - GAS VALVE
 - POWER POLE
 - GUY ANCHOR
 - BOLLARD
 - IRRIGATION CONTROL VALVE
 - FIBER OPTIC MARKER
 - FIRE DEPT. CONNECTION



GENERAL

- 1) THIS SURVEY HAS BEEN PREPARED FOR THE BENEFIT OF THE ENTITIES NAMED HEREON. NO EXPRESS WARRANTY OR LIABILITY INFORMATION SHOWN HEREON IS TO BE CONSIDERED AS MORE THAN THOSE SHOWN HEREON.
- 2) FLOOD STATEMENT: AS PER OFFICIAL RECORDS, NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA.
- 3) HUGHES-RAY COMPANY, INC. AND THE SURVEYOR HERETO DO NOT GUARANTEE THAT ALL UTILITIES SHOWN ARE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED IN CONNECTION WITH A PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT BOOK.
- 5) DATE OF FIELD WORK : 12/29/16

CLOSURE

THE FIELD DATA UPON WHICH THIS PLAT WAS PREPARED IS A TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE WITHIN ONE FOOT IN 2,018,489 FEET.

THE FOLLOWING TYPE OF EQUIPMENT AND MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT ARE:

TRIMBLE S6 ROBOTIC TOTAL STATION