



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received: 12/10/21
Received by: [Signature]

Application must be filed by noon on the 1st Thursday 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: Kathy and Warren Collinsworth
 Address: 50 Emerald Hills Lane City: Newman State: GA Zip: 30263
 Phone: (770) 378-1242 Fax: () - 678 Email: Kathy96063@aol.com

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

Owner Name (If different from applicant): William and Faye Jackson
 Address: 981 Old Driver Rd Whitesburg GA 30185
 Phone: (770) 834-7386 Fax: () - _____

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

VARIANCE

Project Name: _____
 Variance Location (attach location map): 981 Old Driver Road
 Proposed Use: (If residential, residence must be at least 1,230 square feet) To construct home

Total acreage: 32 acres
 Describe Proposed Variance:

Deed approximately one acre for construction of home for daughter
Deed another acre for son near lake for his home

Staff Use Only

Land Lot 603 of the 5th District, Carroll County

Tax Map 179 Parcel 0005



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Describe how the proposed Variance will affect:

Traffic: *N/A*

Parking: *N/A*

Availability of Public Facilities/Utilities: *N/A*

Other Relevant Impacts of the Proposal: *N/A*

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

*The new owners will pay tax in Carroll Co instead of
Coweta Co.*

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. Any other required items listed in the **Submitted Requirements** checklist.

Return form to:

Janet Hyde, County Planner
423 College Street, Room 503
Carrollton, GA 30117

For Department Use Only

Application No.: *V-21-01-03*
Filing Fee: \$150
Pre-application Conf.: *12/10/21*
Date advertised: *12-18-21*
Date Notices Sent: *12-17-21*
BOA Public Hearing Date: *1-6-21*
Disposition: _____
Decision Letter Sent: _____



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

Kathy Collinsworth, 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 **VARIANCE 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 10th day of Dec, 2021.

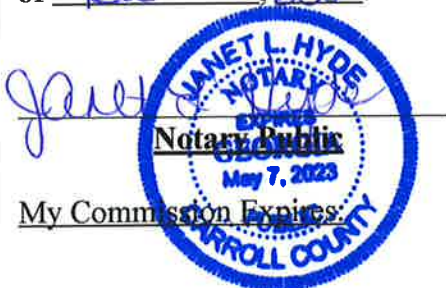
Kathy L Collinsworth
AFFIANT (signature)

Address: _____

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:

Sworn to and subscribed
before me this 10th day
of Dec, 2021



My Commission Expires _____



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VARIANCE 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 variance application. Owner is the property owner.

(Please type or legibly print)

Property Address: 981 Old Driver Rd

Applicant Name: Kathy & Warren Collinsworth

Address: 50 Emerald Hills Ln

City: Newnan State: GA Zip: 30263

Phone: 678-378-1242

_____ (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 Variance 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 the variance application.

FURTHER AFFIANT SAYETH NOT.

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

This 10th day of Dec, 2021.

Layne Jackson
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this _____ day
of Dec

Jane L. Hyde
Notary Public

My Commission Expires _____





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SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: _____

- 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:

One house, barn

Describe the type of structure that you plan to build: (If a residence, must be at least 1,230 sf)

home

Is this a multiple road frontage lot?

no

See attached
Sketch of Property

441690

OK PG

PT-61-022-20 19-001010
CARROLL COUNTY, GA - REAL ESTATE
TRANSFER TAX PD \$ None Due
INTANGIBLE TAX PD \$
DATE 3-14-19

5695 137

Return Recorded Document to:

Alvin J. Lee CLERK OF SUPERIOR COURT

② William Jackson

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

FILED
CARROLL COUNTY
19 MAR 14 AM 8:52

STATE OF GEORGIA,
COUNTY OF CARROLL

THIS INDENTURE, made the 14th day of March in the year Two thousand 19, between William H. Jackson of the County of Carroll, State of Georgia, as party or parties of the first part, hereinafter called Grantor(s), and William A. Jackson and Johnnie Fay Jackson of the County of Carroll, State of Georgia, as joint tenants with survivorship and not as tenants in common as party or parties of the second part, hereinafter called Grantees (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(s), for and in consideration of the sum of one dollar (\$1.00) 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

See Exhibit "A" Attached Hereto

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

Signed, sealed and delivered in the presence of:

Donna M. Benfield
(Unofficial witness)

Diana Moore
(Notary Public)

William A. Jackson
Grantor



EXHIBIT "A"

All that tract or parcel of land lying and being in the northwestern portion of Land Lot 63 of the 5th District of Carroll County, Georgia, containing 35 acres, more or less, bounded on the north by the original line of Land Lot 63 of said district, and now or formerly on the east by lands of E. M. McClain; south by J. F. Guthrie, west by west line of said lot and the property of Mrs. F. M. Pate, and being all the property acquired by C. A. Wallace from H. J. Jones, by deed dated January 30, 1956, Book 111, page 185, Carroll County, Georgia, Public Real Estate Records, EXCEPT one acre heretofore sold off by C. A. Wallace to Lamar G. Allen, Book 117, page 295, ALSO LESS AND EXCEPT that certain tract of one acre, more or less, described in that certain warranty deed from Foy B. Sorrells to Troy Thomas, dated February 6, 1976, and recorded in Deed Book 341, page 22, in the Office of the Clerk of Superior Court of Carroll County, Georgia, said deed and the record thereof are each by reference expressly incorporated herein, ALSO LESS AND EXCEPT that certain tract or parcel of land containing 1.00 acre lying and being in Land Lots Nos. 62 and 63 of the 5th District of Carroll County, Georgia, and shown on a plat entitled "Survey for Dollie Sorrells" prepared by Harrison Engineering Associates, Inc., dated June 14, 1977, said excepted tract is described in accordance with said plat narratively as follows: To find the point of beginning, commence at a point located in the center line of the Hardy Road, which point is 549.16 feet easterly along said center line from its intersection with the center line of another dirt road and from said point in said center line run south 5 degrees 05 minutes 40 seconds east 10 feet to an iron pin set in the southerly right of way of said Hardy Road; said iron pin set being designated herein as the point of beginning; from said POINT OF BEGINNING, run along the approximate southerly right of way of said Hardy Road the following courses and distances: north 75 degrees 26 minutes 09 seconds east 92.81 feet to a point; north 71 degrees 40 minutes 20 seconds east 65.33 feet to a point; south 84 degrees 18 minutes 01 second east 29.91 feet to a point; and north 75 degrees 39 minutes 03 seconds east 60.17 feet to an iron pin set at a corner; thence run south 14 degrees 39 minutes 09 seconds west 7 to an iron pin set at a corner; thence run south 75 degrees 22 minutes 16 seconds west 166.87 feet to a point at a fence corner; thence run north 5 degrees 05 minutes 40 seconds west 214.36 feet to an iron pin set in the southerly right of way of Hardy Road and the point of beginning.

The above described property is a portion of that property described in a certain security deed from Foy B. Sorrells to Carrollton Federal Savings and Loan Association, dated December 17, 1968, recorded in Deed Book 203, page 246, in the Office of the Clerk of Superior Court of Carroll County, Georgia. Said property has situated thereon and entirely within the boundaries thereof, notwithstanding the excepted tracts set forth above, one, 1-story, 5-room, 1-bath frame dwelling and other improvements.

TO HAVE AND TO HOLD the said premises to grantee, to that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.



RECORDED

MAR 15 2019

Alan J. Lee, Clerk

320



Legend
 Parcels
 Roads

Parcel ID	179 0005	Owner	JACKSON WILLIAM A JOHNNIE FAYE	Last 2 Sales			
Class Code	Agricultural		JTRS	Date	Price	Reason	Qual
Taxing District	COUNTY		981 OLD DRIVER RD	3/14/2019	0	LA	U
Acres	32		WHITESBURG, GA 30185	3/11/1979	0	NM	U
		Physical Address	981 OLD DRIVER RD				
		Assessed Value	Value \$179926				

(Note: Not to be used on legal documents)

Date created: 2/8/2021
 Last Data Uploaded: 2/5/2021 6:18:18 PM

Developed by  Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 179 0005
 Class Code Residential
 Taxing District COUNTY
 Acres 28.12

Owner JACKSON WILLIAM A & JOHNNIE FAYE
 JTRS
 981 OLD DRIVER RD
 WHITESBURG, GA 30185
 Physical Address 981 OLD DRIVER RD

Last 2 Sales			
Date	Price	Reason	Qual
3/14/2019	0	LA	U
3/22/1979	0	QC	U

Assessed Value Value \$179857

(Note: Not to be used on legal documents)

Date created: 12/10/2021
 Last Data Uploaded: 12/9/2021 6:14:37 PM

Developed by Schneider
 GEOSPATIAL