

Return by Dec 27

# Rezoning Application

Carroll County  
423 College Street

Department of Community Development  
Carrollton, GA 30117 (770) 830-5861



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: Jose Rodriguez / William Rodriguez  
 Address: 128 Sunrise Strip City: Carrollton State: GA Zip: 30116  
 Phone: (770) 841-8184 Fax: ( ) - - Email: Rodriguez@AOL.com

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

Owner Name (If different from applicant): Jose Rodriguez / William Rodriguez  
 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.)

**REZONING**

Project Name: Rodriguez landscaping  
 Rezoning Location (attach location map): see attached  
 Current Zoning: R3  
 Proposed Zoning: Commercial  
 Proposed Use: Continue landscaping business  
 Total acreage: 2.72  
 Describe Proposed Rezoning: (attach additional sheets if necessary)

**STAFF USE ONLY**

Land Lot 220 of the 5<sup>th</sup> District, Carroll County Tax Map 110 Parcel 0208  
0019  
0209  
0021

Date Application Filed: 12-21-21 County Recipient: gji  
 Advertisement Date: 1-10-22 Sign Posting to before this date: 1-10-22  
 Planning Commission First Reading Date: 12-28-21  
 Planning Commission Hearing Date Scheduled: 1-25-22 at 6:30 p.m.  
 County Commissioners Hearing Date Scheduled: 2-1-22 at 6:30 p.m.  
 Rescheduled Hearing Date, if required: \_\_\_\_\_ Application No: 2-22-01-02  
 Application Withdrawn with/without Prejudice: (please circle)  
 Zoning Personnel: gji Letter Sent to Applicant: 1 1

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: Not change n Current bussmess. operation.

Parking:

Availability of Public Facilities/Utilities:

Other relevant Impacts of the Proposal

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. -

- 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
- Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible? 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, we would be operating under the same condition.  
There will be an addition of Landscape Beautification
- 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:

REZONING QUESTIONS  
CONTINUED

4. 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:

Yes, 3 Homes on site, 1 metal building use as Storage  
1 Wood Barn and under the barn there is a container.

5. 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:

No, everything would stayed the same.

6. 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.

There are other commercial businases near by to rezone.

7. 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

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

No. Never

9. 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.

None

10. 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.

## Sketch of Property

Please check:

CONVENTIONAL

MANUFACTURED HOME

COMMERCIAL

ACCESSORY BUILDING OR ADDITIONS

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

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional 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, or 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: Attached

Describe the type of structure that you plan to build: Keep the same

Is this a Multiple Road Frontage Lot: \_\_\_\_\_

Attached - to BOX

STATE OF GEORGIA  
COUNTY OF CARROLL



AFFIDAVIT FOR A Rezoning to Commercial

Jose & William Rodriguez, 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 Rezoning 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 21<sup>st</sup> day of Dec, 2021.

Jose Rodriguez, W. Rodriguez  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed  
before me this 21<sup>st</sup> day  
of Dec, 2021.

Janet L. Hyde  
Notary Public  
GEORGIA  
My Commission Expires: May 7, 2023  
PUBLIC  
CARROLL COUNTY

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: see attached

Applicant Name: Jose & William Rodriguez

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_ (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 21<sup>st</sup> day of Dec, 2021.

Jose Rodriguez  
AFFIANT (Owner's signature)

Sworn to and subscribed before me this 21<sup>st</sup> day of Dec, 2021  
Notary Public J. Hyde  
My Commission Expires May 7, 2023



**Summary**

**Parcel Number** 110 0021  
**Location Address** 1296 STRIPLING CHAPEL RD  
**Legal Description** HSE/51AC/STRIPLIN CHAPEL RD  
 (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** 25.637  
**Acres** 0.51  
**Homestead Exemption** No (\$0)  
**Landlot/District** 220 / 5  
**Water** Public  
**Sewer** Septic Tank  
**Electric** Electricity  
**Gas** Pipe Gas  
**Topography** Level  
**Drainage** Good  
**Road Class** County  
**Parcel Road Access** Paved



[View Map](#)

**Owner**

**RIDRUGUEZ JOSE ISUAL & CENIA (JTRS)**  
**1280 STRIPLING CHAPEL ROAD**  
**CARROLLTON, GA 30116**

**Tax Commissioner Link**

[Click here for tax information.](#)

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.51

**Residential Improvement Information**

**Style** One Story  
**Heated Square Feet** 1187  
**Interior Walls** Sheetrock  
**Exterior Walls** Stucco/Masonry  
**Foundation** Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1954  
**Roof Type** Asphalt Shingles  
**Flooring Type** Carpet/Tile  
**Heating Type** Central Heat/AC  
**Number Of Rooms** 6  
**Number Of Bedrooms** 3  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 3  
**Value** \$104,598  
**Condition** Average  
**House Address** 1296 STRIPLING CHAPEL

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Impr Average	2015	0x0 / 1	1	\$3,375

**Permits**

Permit Date	Permit Number	Type
01/05/2012	1100505	RENOVATIONS

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/10/2010	4856 187		\$0	Part Interest	RIDRUGUEZ JOSE ISUAL	RIDRUGUEZ JOSE ISUAL & CENIA (JTRS)
12/10/2010	4856 183		\$22,000	Improved After Sale	MCRAE ANNIE M ESTATE & HEIRS	RIDRUGUEZ JOSE ISUAL
4/29/1998	WILL BK		\$0	Gift/Love& Affection	MCRAE C L ESTATE	MCRAE ANNIE M
			\$0	Not Fair Market		MCRAE

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**Summary**

Parcel Number 110 0200  
 Location Address 1280 STRIPLING CHAPEL RD  
 Legal Description HSE/.76AC STRIPLING CHAPEL RD  
 (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 25.637  
 Acres 0.76  
 Homestead Exemption No (\$0)  
 Landlot/District 229 / 05  
 Water Public  
 Sewer Septic Tank  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

[RODRIGUEZ JOSE I](#)  
 1280 STRIPLING CHAPEL RD  
 CARROLLTON, GA 30116

**Tax Commissioner Link**

[Click here for tax information.](#)

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.76

**Residential Improvement Information**

Style One Story  
 Heated Square Feet 680  
 Interior Walls Sheetrock  
 Exterior Walls Vinyl/Aluminum Siding  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1965  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Tile  
 Heating Type No Heat  
 Number Of Rooms 3  
 Number Of Bedrooms 1  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$27,348  
 Condition Average  
 House Address 1280 STRIPLING CHAPEL

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Impr Average	2015	0x0 / 1	1	\$3,375
Utility Bldg/Shed	2000	8x8 / 0	1	\$497
Carport: (Detached)	1975	20x20 / 0	1	\$2,754
Equip Shed/Imp Shed	1975	25x46 / 0	1	\$2,135

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/23/2008	4420 122	57 287	\$21,500	Fair Market Sale	DEAN MARIE M	RODRIGUEZ JOSE I
12/5/1996	953 666	57 287	\$3,500	Not Fair Market		DEAN MARIE M
11/15/1996	250 555		\$0	Legal	DEAN MARIE M	MCRAE MARIE M



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## Summary

Parcel Number 110 0819  
 Location Address 588 CENTRAL HIGH RD  
 Legal Description HSE/61AC/CENTRAL HIGH RD  
 (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 25.637  
 Acres 0.61  
 Homestead Exemption No (S0)  
 Landlot/District 229 / 05  
 Water Public  
 Sewer Septic Tank  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

## Owner

RODRIQUEZ JOSE ISAUL  
 225 BELVA ST  
 CARROLLTON, GA 30117

## Tax Commissioner Link

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## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.61

## Residential Improvement Information

Style One Story  
 Heated Square Feet 1100  
 Interior Walls Sheetrock  
 Exterior Walls Vinyl/Aluminum Siding  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1958  
 Roof Type Metal  
 Flooring Type Carpet/Tile  
 Heating Type Central Heat/AC  
 Number Of Rooms 6  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 1  
 Number Of Plumbing Extras 2  
 Value \$97,740  
 Condition Average  
 House Address 588 CENTRAL HIGH

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
No Value - Accessory Imp	2005	12x16 / 0	1	\$0
Site Impr Fair	1985	0x0 / 1	1	\$2,025

## Permits

Permit Date	Permit Number	Type
07/29/2015	1500362	RENOVATIONS

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**Summary**

Parcel Number 110 0208  
 Location Address 1358 STRIPLING CHAPEL RD  
 Legal Description V/TR-2 (.84AC) STRIPLING CHAPEL RD  
 (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 25.637  
 Acres 0.84  
 Homestead Exemption No (\$0)  
 Landlot/District 220 / 05  
 Water Public  
 Sewer No Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

[RODRIGUEZ WILLIAM](#)  
 403 BELVA ST  
 CARROLLTON, GA 30117

**Tax Commissioner Link**

[Click here for tax information.](#)

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.84

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/26/2014	5345 740	87 21	\$6,000	Land Market Sale	FLORENCE ANTHONY	RODRIGUEZ WILLIAM
9/27/2011	4944 341	87 21	\$2,860	Repo Resale	SYNOVUS BANK	FLORENCE ANTHONY
3/1/2011	4895 319	87 21	\$10,500	Repo/Foreclosure	HINES TIMOTHY F	SYNOVUS BANK
5/31/2005		87 021	\$0	Plat Book		HINES TIMOTHY F
5/18/2005		087 008	\$0	Plat Book	HINES TIMOTHY F	HINES TIMOTHY F

**Valuation**

	2020	2019	2018	2017
	\$6,655	\$6,219	\$6,219	\$6,219
	\$6,655	\$6,655	\$6,219	\$6,219
+	\$0	\$0	\$0	\$0
+	\$0	\$0	\$0	\$0
=	\$6,655	\$6,655	\$6,219	\$6,219

**Photo**

