

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 6-21-22
Received by: JLT

Application must be filed by noon on the 3rd 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: <u>Alan Pope</u>
	Address: <u>713 Leopard Road</u> City: <u>Roopville</u> State: <u>GA</u> Zip: <u>30170</u>
	Phone: <u>(770) 780-9572</u> Fax: () _____ Email: <u>alan.pope1974@gmail.com</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: () _____ - _____ Fax: () _____ - _____ Email: _____
Owner Name (If different from applicant): _____ Address: _____ Phone: () _____ - _____ Fax: () _____ - _____	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: _____
	Conditional Use Location (attach location map): <u>713 Leopard Road</u>
	Proposed Use: <u>Residential + Shop</u>
	Total acreage: <u>5.31</u>
Describe Proposed Conditional Use: <u>Build home for mom + dad on property.</u> <u>Dad has had two strokes + mom needs assistance with care</u>	

Staff Use Only

Land Lot 42 of the 11th District, Carroll County Tax Map 097 Parcel 0003



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

SKETCH OF PROPERTY

Please check:

CONVENTIONAL

MANUFACTURED HOME

COMMERCIAL

ACCESSORY BUILDING OR ADDITIONS

OTHER:

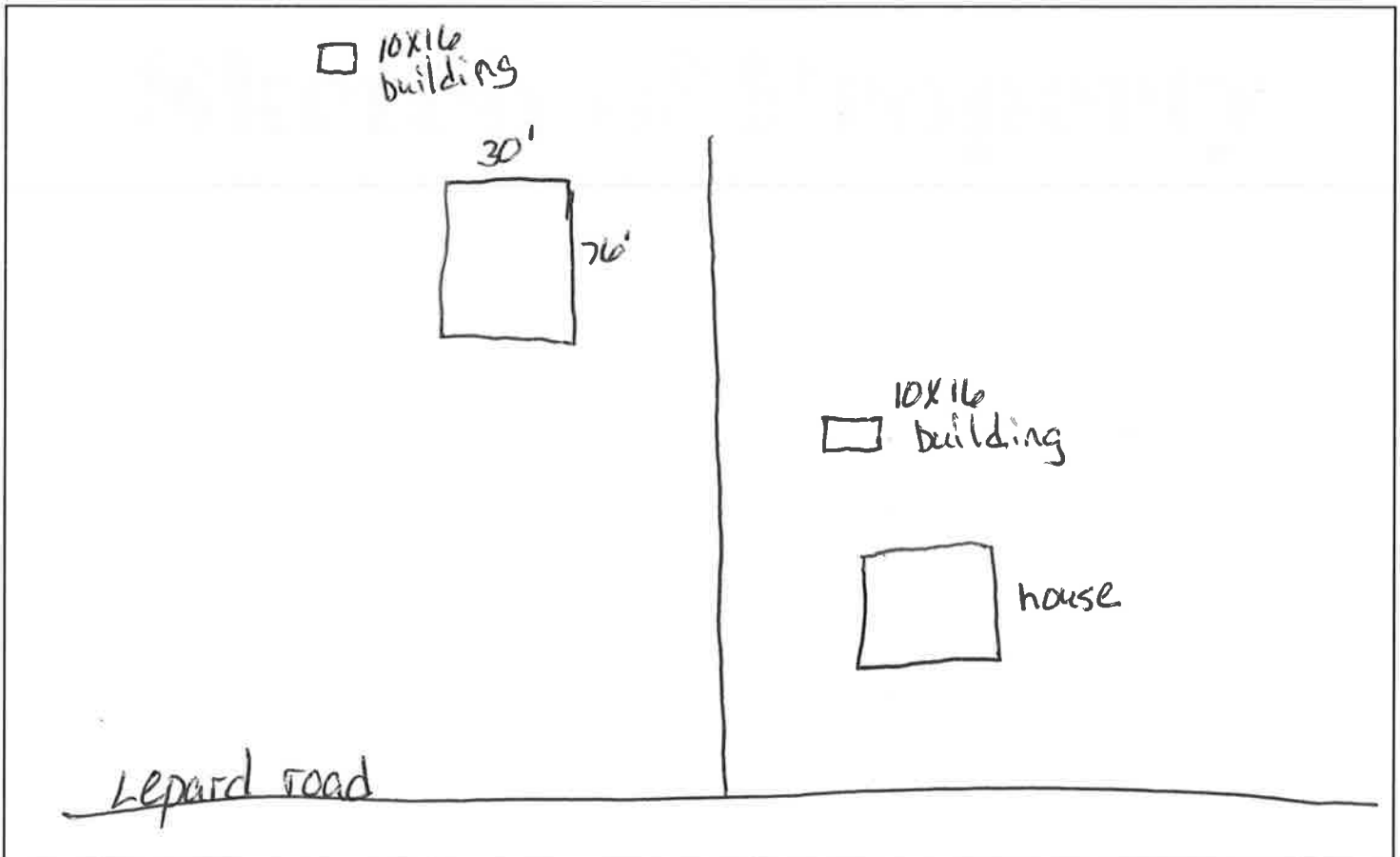
shop + living

- 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: _____

Describe the type of structure that you plan to build: shop with living for my disable parents

Is this a multiple road frontage lot? no



STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Conditional Use Permit

Alan Pope, 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 Permit 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 21st day of June, 2022

x Alan Pope

AFFIANT (signature)

Address:

Sworn to and subscribed
before me this 21st day
of June, 2022



My Commission Expires: _____

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: _____

FOR CLERK'S USE ONLY:

Prepared by and return to: NTC
Linda D. Parmer, Esq.
SHADRIX & PARMER, P.C.
414 College Street
Carrollton, GA 30117
770-830-0809

WARRANTY DEED - JOINT TENANTS
WITH THE RIGHT OF SURVIVORSHIP

GEORGIA, CARROLL COUNTY:

THIS INDENTURE, Made the 2nd day of JUNE, in the year Two Thousand Twenty-Two (2022), between

SANDRA AYLSWORTH

as party or parties of the first part, hereinafter called Grantor, and

ROXANNE POPE and JAMES POPE
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 and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the LOVE AND AFFECTION, plus 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 Grantees as joint tenants with right of survivorship, 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, to-wit:

All that tract or parcel of land lying and being in Land Lots 42 & 43, 11th District, Carroll County, Georgia, being that certain 5.31 acres, as shown on that survey entitled "Plat of Survey for JACKSON EDWARD LAWRENCE & EMILY KING LAWRENCE", dated June 3, 2011, prepared and certified by Henry T. McBrayer, GRLS #2570, as recorded in Plat Book 97, Page 28, Carroll County, Georgia, Public Records, which survey and record thereof is incorporated herein for a more complete and accurate description of caption property.

PROPERTY ADDRESS: 713 Lepard Rd., Roopville, GA 30170
TAX PARCEL NUMBER: 097 0003

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 Grantee, 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, forever in FEE SIMPLE.

AND THE SAID Grantor, for Grantor's heirs, executors, and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantees, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal on the date and year first above written.

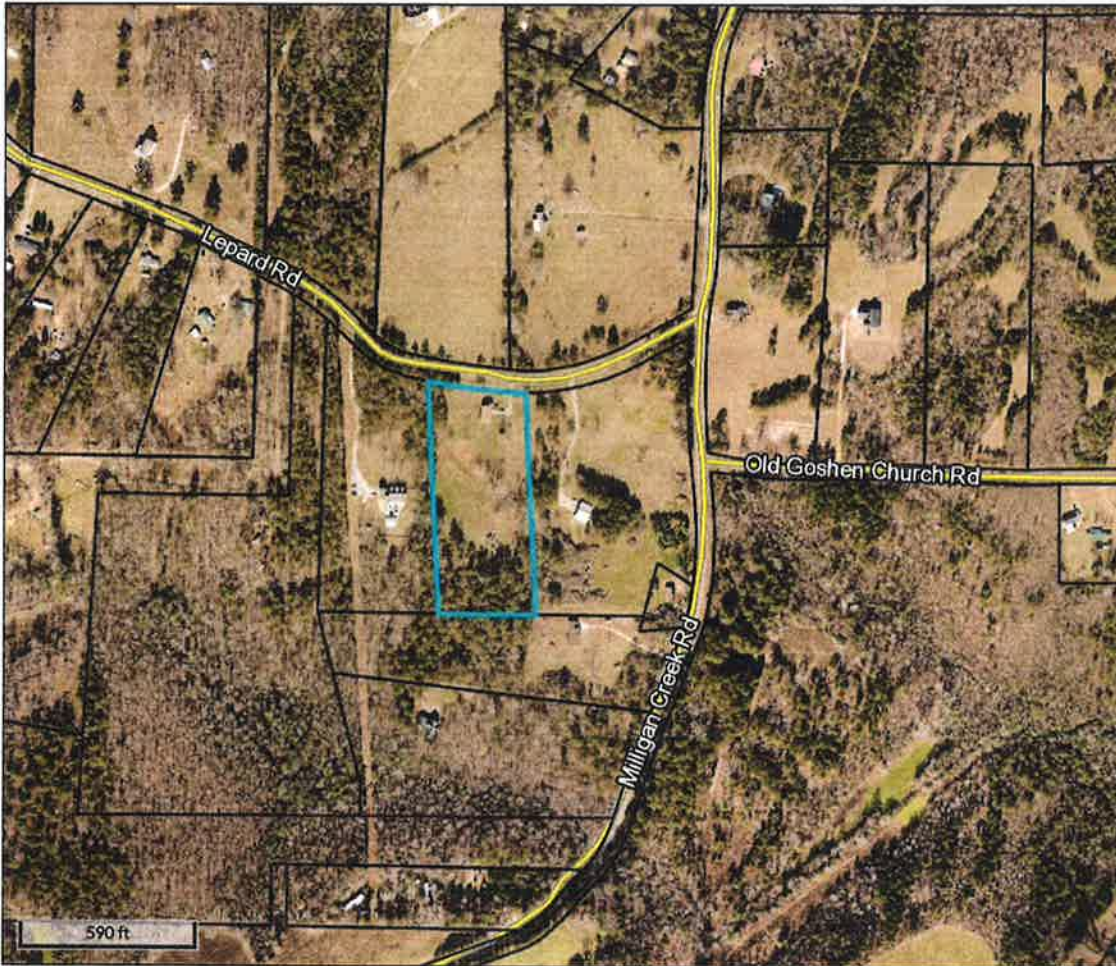
Signed, sealed, and delivered
in the presence of:

Dorett Patricia
Witness

Sandra Aylsworth (SEAL)
SANDRA AYLSWORTH

[Signature]
Notary Public
My Comm. Expires:





Overview



Legend

- Parcels
- Roads

Parcel ID 097 0003
 Class Code Residential
 Taxing District COUNTY
 Acres 5.31

Owner AYLSWORTH SANDRA
 160 GREEN WOOD LANE
 CARROLLTON, GA 30117
 Physical Address 713 LEPARD RD
 Assessed Value Value \$152304

Last 2 Sales			
Date	Price	Reason	Qual
12/20/2013	\$34000	LM	Q
6/28/2011	\$29205	LM	Q

(Note: Not to be used on legal documents)

Date created: 6/30/2022
 Last Data Uploaded: 6/29/2022 6:18:21 PM

Developed by  Schneider
 GEOSPATIAL