

1. Call To Order
2. Roll Call
3. Approval Of Minutes
4. Business Session
5. Hearing Procedures

- **Anyone providing packets or printed documents must provide these to the clerk prior to the start of the meeting.**
- **The applicant or anyone speaking in favor of the application/request shall be allowed a TOTAL of ten minutes to present their request.**
- **Anyone opposed to the request shall also have a TOTAL of ten minutes to present their opposition. (If there are multiple speakers for or against an application, please be mindful to allow for others to speak, should they wish to do so.)**
- **Anyone speaking for or against the application shall be allowed a TOTAL of five minutes to speak in rebuttal.**

6. Requests

- 6.I. V-22-08-01 Adams Homes, 500 Grace Lane, Setback Variance

V-22-08-01: Setback Variance, zoned R3, to reduce building setback line from 45 feet to 35 feet. The property is located at 100 Grace Lane in Amidon Estates.

Parcel #167-0889, Land Lot 224 of the 6th District. Owner: Adams Homes, AEC, LLC.

Applicant: John Christian. Commission District 2.

Documents:

[V-22-08-01 ADAMS HOMES, 500 GRACE LANE, SETBACK VARIANCE.PDF](#)

7. Adjournment



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Date Received: 6-16-20
Received by: JCH

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: Adams Homes, AEC, LLC / John Christian
Address: 3142 Golf Ridge Blvd. Floor 2 **City:** Douglasville **State:** GA **Zip:** 30135
Phone: (678) 909 - 3063 **Fax:** () - **Email:** westatlpermits@adamshomes.com

Agent Name: John Christian
Address: 3142 Golf Ridge Blvd. Floor 2 **City:** Douglasville **State:** GA **Zip:** 30135
Phone: (678) 909 - 3063 **Fax:** () - **Email:** westatlpermits@adamshomes.com

Owner Name (If different from applicant): Adams Homes, LLC / Bryan Adams
Address: 100 West Garden Street, Pensacola, FL 32502
Phone: (850) 934 - 0470 **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: Amidon Estates
Variance Location (attach location map): Lot 59 in Amidon Estates / Address: 500 Grace Lane

Proposed Use: (If residential, residence must be at least 1,230 square feet) Single Family Residence 2131 SqFt

Total acreage: .51

Describe Proposed Variance:

We need to change the current BSB Line off of Grace Lane from 45' to 35' (which is used on the site plan, attached). Reducing the BSB line to 35' will allow us to move the house closer to the stream in order to free up room for septic.

Staff Use Only

Land Lot 224 of the 6th District, Carroll County Tax Map 1607 Parcel 0889



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Describe how the proposed Variance will affect:

Traffic:

Will not affect traffic

Parking:

Will not affect parking

Availability of Public Facilities/Utilities:

No affect

Other Relevant Impacts of the Proposal:

None foreseen

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

No benefit to the public, just will allow for a more efficient septic system

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. All 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.: 22-0801
Filing Fee: \$ 150
Pre-application Conf.: 6-16-22
Date advertised: 7-20-22
Date Notices Sent: 7-20-22
BOA Public Hearing Date: 8-4-22
Disposition: _____
Decision Letter Sent: _____



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SKETCH OF PROPERTY

Please check: COMMERCIAL OTHER: Residential

- 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: n/a

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) Single Family Home 2131 SqFt

Is this a multiple road frontage lot? NO

See Attached Plans



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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: 500 Grace Lane, Villa Rica, GA 30180 / Amidon Estates Lot 59

Applicant Name: Adams Homes, AEC, LLC / John Christian

Address: 3142 Golf Ridge Blvd. 2nd Floor

City: Villa Rica State: GA Zip: 30135

Phone: (678) 909 - 3063

Adams Homes AEC, LLC / W. Bryan Adams, Manager (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 15 day of JUNE, 2022.

Adams Homes AEC, LLC

[Signature] MANAGER

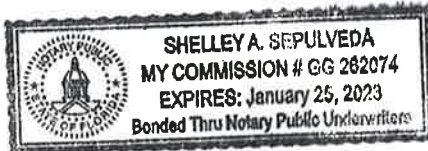
AFFIANT (Owner's signature)

Sworn to and subscribed before me this 15 day of JUNE, 2022

[Signature]

Notary Public

My Commission Expires: 125.28





Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

John Christian, 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 16th day of June, 2022

AFFIANT (signature)

Address: 3142 Golf Ridge Blvd, 2nd Floor
Douglasville, GA 30135

Sworn to and subscribed
before me this 16th day
of June, 2022

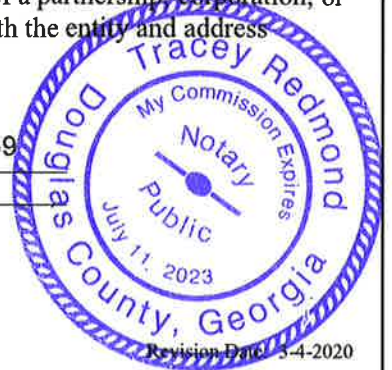
Notary Public

My Commission Expires:

7-11-2023

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: 500 Grace Lane / Lot 59
Villa Rica, GA 30180



led and eRecorded
DATE: 03/02/2021
TIME: 1:59 PM
DEED BOOK: 5906
PAGE: 809 - 811
FILING FEES: \$25.00
TRANSFER TAX: \$1,530.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0013912291
PARTICIPANT ID: 7067927936
PT61: 022-2021-000992
RECORDED BY: SM
CLERK: Alan J. Lee
Carroll County, GA

RECORD AND RETURN TO

McLain & Merrill, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, GA 30326

21-0011CM/KTW

Parcel No. 1670807, 1670828, 1670829, 1670831, 1670832, 1670833, 1670834, 1670835, 1670836, 1670838, 1670841, 1670850, 1670852, 1670853, 1670854, 1670856, 1670857, 1670858, 1670859, 1670860, 1670861, 1670862, 1670863, 1670864, 1670865, 1670866, 1670867, 1670898, 1670868, 1670869, 1670870, 1670871, 1670872, 1670873, 1670874, 1670875, 1670877, 1670878, 1670879, 1670880, 1670881, 1670882, 1670883, 1670884, 1670885, 1670886, 1670887, 1670889, 1670890, 1670891 and 1670303

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INSTRUMENT made this 16th day of February, 2021, by and between CBD Investments, LLC, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and Adams Home's AEC, LLC, as party of the second part, hereinafter referred to as "Grantee":

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED:

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

SUBJECT ONLY to those matters set forth and described on Exhibit "B" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exception"), incident or appurtenant thereto (hereinafter referred to collectively as the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances the of, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires

(Notary Public)

GRANTOR:

CBD Investments, LLC, a Georgia limited liability company

BY:

John W. Davonport, Manager

[Signature]
[Signature]
March 16, 2021
Carroll County, GA

RECORD AND RETURN TO:

McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, GA 30326

21-0011CM/KTW

Parcel No. 1670827, 1670828, 1670829, 1670831, 1670832, 1670833, 1670834, 1670835, 1670836, 1670838, 1670849, 1670850, 1670852, 1670853, 1670854, 1670856, 1670857, 1670858, 1670859, 1670860, 1670861, 1670862, 1670863, 1670864, 1670865, 1670866, 1670867, 1670898, 1670868, 1670869, 1670870, 1670871, 1670872, 1670873, 1670874, 1670875, 1670877, 1670878, 1670879, 1670880, 1670881, 1670882, 1670883, 1670884, 1670885, 1670886, 1670887, 1670889, 1670890, 1670891 and 1670303

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 18th day of February, 2021, by and between **CBD Investments, LLC, a Georgia limited liability company**, as party of the first part, hereinafter referred to as "Grantor," and **Adams Homes AEC, LLC**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED:

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

SUBJECT ONLY to those matters set forth and described on Exhibit "B" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exceptions"), incident or appurtenant thereto (hereinafter referred to collectively as the "Property").

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission expires:

[Notary Public

GRANTOR:

CBD Investments, LLC, a Georgia limited liability company

BY:

John W. Davenport, Manager



EXHIBIT "B"
(Permitted Exceptions)

1. General and special taxes and assessments for 2021 and subsequent years, not yet due and payable.
2. No insurance is afforded as to the exact amount of acreage or square footage contained in the property described herein.
3. All matters shown on plat recorded in Plat Book 90, Pages 1-4, Carroll County, Georgia Records.
4. All matters shown on plat recorded in Plat Book 71, Pages 103-104, aforesaid Records.
5. All matters shown on plat recorded in Plat Book 71, Page 75, aforesaid Records.
6. All matters shown on plat recorded in Plat Book 69, Page 162, aforesaid Records.
7. All matters shown on plat recorded in Plat Book 67, Page 274, aforesaid Records.
8. All matters shown on plat recorded in Plat Book 67, Page 121, aforesaid Records.
9. All matters shown on plat recorded in Plat Book 36, Page 158, aforesaid Records.



Overview



Legend

- Parcels
- Address Numbers
- Roads
- Streams and River (Large)
- Lakes
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 1670889
 Class Code Residential
 Taxing District COUNTY
 Acres 0.51

Owner ADAMS HOMES AEC LLC
 100 WEST GARDEN ST 2ND FLOOR
 PENSACOLA, FL 32502
 Physical Address GRACE LN
 Assessed Value Value \$30000

Last 2 Sales			
Date	Price	Reason	Qual
2/18/2021	\$1530000	MP	U
9/30/2010	\$3016	RR	U

(Note: Not to be used on legal documents)



C67 69.87' 195.00' S 26°01'28" W 69.50'



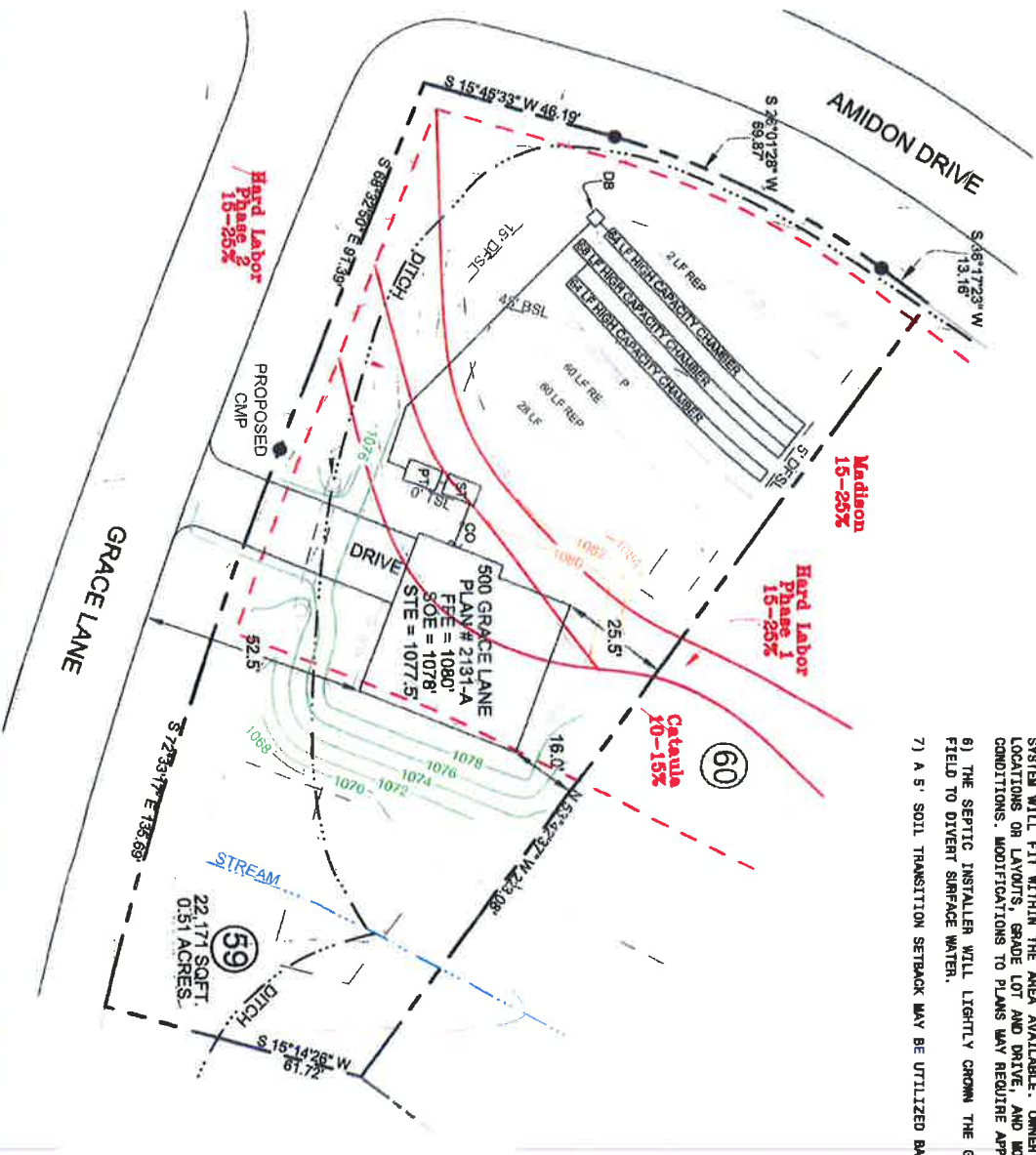
RESIDENTIAL SEPTIC SYSTEM DESIGN BASIS

PRIMARY:
 3 BEDROOMS AT 45 WPI (AMIDON SOILS @ 28-38" TD)
 300 SF/BEDROOM X 3 BEDROOMS = 900 SF
 900 SF / 3 FT TRENCH WIDTH = 300 LF
 35% REDUCTION IF HIGH CAPACITY CHAMBER SYSTEM IS USED
 0.66 X 300 LF = 195 LF OF PRIMARY NEEDED WITH PUMP AND
 DISTRIBUTION BOX (195 LF SHOWN)

REPLACEMENT:
 3 BEDROOMS AT 45 WPI (AMIDON SOILS @ 28-36" TD)
 300 SF/BEDROOM X 3 BEDROOMS = 900 SF
 900 SF / 3 FT TRENCH WIDTH = 300 LF
 300 LF OF REPLACEMENT NEEDED WITH PUMP AND
 DISTRIBUTION BOX (300 LF SHOWN)

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS APPROXIMATE. SURVEY DATA WAS PROVIDED TO MILL CREEK ENVIRONMENTAL, LLC (MCE) BY FALCON DESIGN CONSULTANTS. MCE MAKES NO GUARANTEE OF BOUNDARY INFORMATION.
- TOPOGRAPHIC CONTOURS WERE DIGITIZED FROM A LEVEL 3 SOIL SURVEY BY PAGE GEOTECHNICAL, INC., DATED FEBRUARY 29, 2005. TOPOGRAPHIC CONTOURS FROM THE LEVEL 3 SOIL SURVEY WERE PROVIDED BY BEI AERIAL MAPPING. MCE MAKES NO GUARANTEE OF TOPOGRAPHIC INFORMATION.
- LEVEL 4 SOIL DATA WAS OBTAINED FROM A LEVEL 4 SOIL SURVEY BY MILL CREEK ENVIRONMENTAL, LLC, DATED JUNE 30, 2021.
- INSTALL TREE SAVE FENCE AROUND PRIMARY AND REPLACEMENT DRAIN FIELD AREAS DURING GRADING TO PROTECT SEPTIC DRAIN FIELD FROM DISTURBANCE. CUTTING OR FILLING OF DRAIN FIELD AREA VOIDS SOIL RESULTS AND WILL REQUIRE NEW SOIL TESTING TO DETERMINE SUITABILITY OF DISTURBED AREAS.
- SEPTIC SYSTEM COMPONENT LOCATIONS, GRADING, AND HOUSE LOCATION ARE SHOWN AS A GUIDE TO ASSURE SYSTEM WILL FIT WITHIN THE AREA AVAILABLE. OWNER AND INSTALLER MAY INSTALL SYSTEM IN DIFFERENT LOCATIONS OR LAYOUTS, GRADE LOT AND DRIVE, AND MODIFY CONSTRUCTION PLANS AS NEEDED TO SUIT SITE CONDITIONS. MODIFICATIONS TO PLANS MAY REQUIRE APPROVAL FROM LOCAL INSPECTORS.
- THE SEPTIC INSTALLER WILL LIGHTLY CROWN THE GROUND SURFACE ABOVE THE SEPTIC TANK AND DRAIN FIELD TO DIVERTE SURFACE WATER.
- A 5' SOIL TRANSITION SETBACK MAY BE UTILIZED BASED ON LEVEL 4 BORING INTENSITY.



LEGEND

- BSL = BUILDING SETBACK LINE
- TSL = TANK SETBACK LINE
- DFSL = DRAIN FIELD SETBACK LINE
- PSSL = FLOOR SOIL SETBACK LINE
- UND = STATE UNDISTURBED BUFFER
- ST = SEPTIC TANK
- PT = PUMP TANK
- DB = DISTRIBUTION BOX
- CO = CLEANOUT
- FTE = FINISHED FLOOR ELEVATION
- SDE = STUB OUT ELEVATION
- STE = SEPTIC TANK ELEVATION
- REP = REPLACEMENT
- CHP = CORRUGATED METAL PIPE

- LIMIT OF LEVEL 4 SOIL SURVEY
- 2-FOOT TOPOGRAPHIC CONTOUR
- 10-FOOT TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR (FILL)
- PROPOSED TOPOGRAPHIC CONTOUR (CUT)



Sheet 1 of 1

DATE	NO.	REVISION

PROJECT	DATE
AM-2005-2	11/19/2021

Conceptual Site Plan
Adams Homes AEC, LLC
 Lot 59 - Amidon Estates S/D
 500 Grace Lane
 Villa Rica, Carroll County, Georgia
 MCE Job # AH-2005-2

MILL CREEK ENVIRONMENTAL
 4005 Highway 53 East
 Decaturville, GA 30534
 Phone: 706-579-1607
 Fax: 706-265-9016