

Conditional Use Permit Application

Carroll County
423 College Street

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



Date Received: 12-22-20
Received by: JL

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>Jonathan Keel</u>
	Address: <u>2650 Oak Grove Ch Rd</u> City: <u>Carrollton</u> State: <u>GA</u> Zip: <u>30117</u>
	Phone: <u>(770) 842-8161</u> Fax: () - - Email: <u>jakeel-ga@hotmail.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>2650 Oak Grove Church Rd.</u>
	Proposed Use: <u>residential</u>
	Total acreage: <u>6.75</u>
	Describe Proposed Conditional Use: <u>permission for 2 homes on less than 8 acres</u>

Staff Use Only

Land Lot 2 of the 10th District, Carroll County Tax Map 091 Parcel 0331

SPECIFIC INFORMATION

Describe how the proposed Conditional Use 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 Conditional Use will be a benefit to the public.

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 **Submittal Requirements checklist**.

Return Form to:

Janet Hyde, County Planner
Department of Community Development
423 College Street
Carrollton, Georgia 30117

For Department Use Only

Application No: C-21-01-02
Filing Fee: \$350
Pre-Application Conf: _____
Date Advertised: 1-8-21
Date Notices Sent: 1-8-21
PC Public Hearing Date: 1-24-21
BoCC Public Hearing Date: 2-2-21
Disposition: _____
Approved by Resolution #: _____

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A _____

_____, 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 _____ 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 22nd day of December, 2020.

X Jonathan Red
AFFIANT (signature)
Address:

Sworn to and subscribed
before me this 22nd day
of Dec, 2020

Janet L. Hyde
Notary Public

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: _____

Return to:
Jonathan Keel
164 Wynridge Drive
Carrollton, Georgia 30116

GENERAL WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF CARROLL**

THIS INDENTURE, Made this 17th day of August in the year Two Thousand Sixteen (2016), between,

Blackberry Way, Inc.

a Georgia Corporation with an office in Carroll County, Georgia, as party or parties of the first part, hereinafter called "Grantor", and

Jonathan David Keel

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 Considerations (\$10.00 & OVC) 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, the following:

All that tract or parcel of land lying and being in Land Lot 2, of the 10th District, Carroll County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the South Right-of-Way of Oak Grove Road (having a 60' R/W) with the West Right-of-Way of Oak Grove Church Road (having a 60' R/W), thence, Southerly along the West Right-of-Way of Oak Grove Church Road for a distance of 303.02 feet to an iron pin and the True Point of Beginning. Thence, continuing along said Right-of-Way, South 01°18'12" East for a distance of 52.04 feet to a point. Thence, continuing along said Right-of-Way, South 04°35'42" East for a distance of 73.10 feet to a point. Thence, continuing along said Right-of-Way, South 07°09'42" East

for a distance of 95.89 feet to a point. Thence, continuing along said Right-of-Way, South 08°27'12" East for a distance of 97.48 feet to a point. Thence, continuing along said Right-of-Way, South 08°30'52" East for a distance of 97.41 feet to a point. Thence, continuing along said Right-of-Way, South 09°03'08" East for a distance of 100.06 feet to a point. Thence, continuing along said Right-of-Way, South 08°47'27" East for a distance of 99.68 feet to a point. Thence, continuing along said Right-of-Way, South 07°05'42" East for a distance of 100.99 feet to an iron pin. Thence, leaving said Right-of-Way, North 77°51'17" West for a distance of 566.76 feet to an iron pin. Thence North 01°20'09" East for a distance of 505.50 feet to an iron pin. Thence South 88°39'59" East for a distance of 245.40 feet to an iron pin. Thence North 40°37'44" East for a distance of 21.57 feet to a point. Thence an arc distance of 170.80 feet (curve chord - 166.13 feet; chord bearing - North 63°55'43" East) to a point. Thence North 87°13'42" East for a distance of 42.54 feet to the True Point of Beginning.

Said tract contains 6.75 acres of land and is shown on a plat titled "Final Exemption Plat: BLACKBERRY WAY INC."; dated March 4, 2015; prepared by Pioneer Land Surveying; certified by Lester E. Bell, RLS 2935; and recorded in Plat Book 100 page 115.

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 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 day and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

BY: J. Nathaniel Keel (seal)
J. Nathaniel Keel, CEO

Lester E. Bell
Notary Public

My Commission Expires:
(SEAL)

ATTEST: Norma Keel (seal)
Norma Keel, SEC.

