



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

CONDITIONAL USE APPLICATION

Date Received: 1-6-2021
Received by: [Signature]

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: Jean Staneck
Address: 745 Shirey Dairy Rd. City: Carrollton State: GA Zip: 30116
Phone: (770) 380-3784 Fax: () - - Email: _____

Agent Name: Jean Staneck
Address: 745 Shirey Dairy Rd. City: Carrollton State: GA Zip: 30116
Phone: (770) 380-3784 Fax: () - - Email: jeanstaneck@gmail.com

Owner Name (If different from applicant): Jacob Warren
Address: 782 E Hwy 5 Roperville, GA 30170
Phone: (770) 328-4542 Fax: () - -

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

PROJECT

Project Name: Warren
Conditional Use Location (attach location map): 667 E Hwy 5 Roperville, GA
Proposed Use: _____
Square Footage of Proposed Residence: 2050 sf
(must be at least 1,230 square feet)

Total acreage: 4 AC.
Describe Proposed Conditional Use:
We want to leave the existing old homeplace that the Aunt is currently living.

Staff Use Only

Land Lot 57 of the 11th District, Carroll County Tax Map 095 Parcel 0035



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

Parking:

Availability of Public Facilities/Utilities:

Other relevant Impacts of the Proposal:

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

Increase tax benefit

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: 0-21-01-03
Filing Fee: \$350
Pre-Application Conf: _____
Date Advertised: 1-8-21
Date Notices Sent: 1-8-21
PC Public Hearing Date: 1-26-21
BoCC Public Hearing Date: 2-2-21
Disposition: _____
Approved by Resolution #: _____



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A CONDITIONAL USE APPLICATION

Jean Stanech, 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 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 6th day of Jan 2021.

Sworn to and subscribed
before me this 6th day
of Jan 2021.

Janet L. Hyde
Notary Public

My Commission Expires



Jean W. Stanech
AFFIANT (signature)
Address:
745 Shirey Dairy Rd.
Carrollton, GA 30116

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: _____



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SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: _____

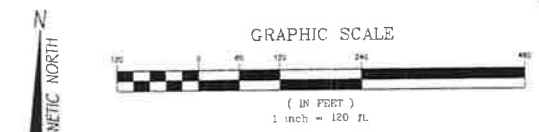
- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage 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: _____

Describe the type of structure that you plan to build: *(If a residence, must be at least 1,230 sf unless expressly approved by the Board of Commissioners)* Residential

Is this a multiple road frontage lot? No

Sketch of Property



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	226.95	2952.00	S 66°09'31" E	226.89
C2	210.07	2952.00	S 70°23'59" E	210.02

- LEGEND**
- IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
 - IPS - Iron Pin Set (1/2" Rebar Unless Shown Otherwise)
 - CMF - Concrete Monument Found
 - P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - LLC - Land Lot Corner
 - LL - Land Lot Line
 - R/W - Right of Way
 - C/L - Centerline
 - OMP - Overhead Power Line
 - SM - Sanitary Sewer Manhole
 - UP - Utility Pole
 - WF - Wire Fence
 - CLF - Chain Link Fence
 - OF - Wood Fence

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet, and an angular error of 5 sec. per angle point, and was adjusted using the Least Square Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 902,679 feet.

This survey was made using a Topcon GPT 3103W Total Station, which reads distances to the nearest 0.001 foot and with direct reading to 3 second for angular measurement.

Carroll County Community Development
 Engineer Plan Review

Date in 1/10/13 Date Out 1/15/13

Preliminary
 Construction
 Final

Approved as noted
 Decided
 Resubmit

Signed _____

Now Or Formerly
 Philip Waddell
 Plat Book 57 Page 144
 Zoning: Ag.

Now Or Formerly
 Kenneth & Janet Herringdale
 Plat Book 54 Page 45
 Zoning: Ag.

Now Or Formerly
 Terry & Kay Warren
 Plat Book 97 Page 82
 Zoning: Ag.

OWNER / SUBDIVIDER:
 HENRY & NANCY WARREN
 P.O. BOX 134
 ROOPVILLE, GEORGIA 30170

TRACT 1:
 4.00 ACRES

TRACT 2:
 9.59 ACRES

GA. STATE ROUTE No. 5
 A.K.A. HIGHWAY 5 EAST
 (100' R / W)

- GENERAL NOTES:**
- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT, AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
 - 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C03800, EFFECTIVE DATE SEPTEMBER 19, 2007.
 - 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
 - 4.) THIS PROPERTY IS TO BE SERVED BY A SEPTIC SYSTEM, AND A SEPTIC TANK PERMIT IS REQUIRED PRIOR TO A BUILDING PERMIT.

- SURVEY REFERENCES:**
- 1.) SURVIVORSHIP DEED FROM HENRY E. WARREN TO HENRY E. WARREN AND NANCY S. WARREN DATED MAY 29, 1981, RECORDED IN CARROLL COUNTY RECORDS DEED BOOK 421 PAGE 797.

Carroll County Public Works Department:
 Carroll County assumes no responsibility for the overflow or erosion of natural drains beyond the extent of the street right-of-way or for the extension of culverts beyond the point shown on the approved and recorded plat.



PROPERTY ADDRESS (TRACT 1):
 667 HIGHWAY 5 EAST
 ROOPVILLE, GEORGIA 30170

PROPERTY ADDRESS (TRACT 2):
 661 HIGHWAY 5 EAST
 ROOPVILLE, GEORGIA 30170

THE PURPOSE OF THIS PLAT IS TO CHANGE THE SOUTH AND EAST LINES OF TRACT 1

TOTAL AREA SHOWN = 13.59 ACRES

TRACT 1 - TAX MAP 095 PARCEL 0035

TRACT 2 - TAX MAP 095 PARCEL 0105

CURRENT ZONING = AG

MINIMUM LOT SIZE = 174,240 Sq. Ft.

TOTAL NUMBER OF LOTS = 2

Quadrant Map = Lowell

Watershed = Milligan Creek

CERTIFICATE OF FINAL PLAT APPROVAL

All Requirements of the Carroll County Subdivision Regulations Relative to the Preparation and Submission of a Final Plat having been fulfilled, Approval by this Plat is hereby Granted, Subject to Further Provisions Said Subdivision Regulations, and the Plat has Fully Complied with the Carroll County Zoning Resolution, and the Conditions of Zoning Approval have been met.

Date of Approval: 1/10/13

 Director, Community Development Dept.

Surveyor Certificate:
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision, that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type, and material are correctly shown. Furthermore, this plat does not create any new street or roads, requires no utility improvements and requires no new sanitary sewer lines or septic tanks.



SAFE DAMS CERTIFICATE:
 I here by certify that this property is not down stream of a Category II Dam.
 By _____
 Lester E. Bell, Ga. RLS # 2935

By _____ Ga. RLS No. 2935 1/10/13 Date

FINAL EXEMPTION PLAT:
HENRY E. WARREN & NANCY S. WARREN
 LAND LOT 57 - 11th DISTRICT - CARROLL COUNTY - GEORGIA

DATE: JANUARY 10, 2013

FIELD	DRAFTER	PROJECT NO.
TFG	LEB	213993

REVISIONS

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL BE AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE SEAL.

PREPARED BY:
PIONEER LAND SURVEYING
 691 BEAR CREEK ROAD
 CARROLLTON, GEORGIA 30117
 PHONE: 770-838-1919
 FAX: 888-838-7769
 Pioneer Land Surveying is a 3614 for 2935, INC.

412962

BK PG

5587 405

②-1
Charter Bank

PT-61-022-20 17-004782
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ NONE DUE
INTANGIBLE TAX PAID \$
DATE 10-25-2017

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

17 OCT 25 PM 4: 22

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

PREPARED BY:
PRICE & PYLES, P.C.
Attorneys at Law
120 Dixie Street
Carrollton, Georgia 30117
File No. 17-1871

Alan J. Lee, Clerk of Court

**CORRECTIVE
GENERAL WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF CARROLL

REFERENCE AND CROSS INDEX: **DEED BOOK 5478, PAGE 946**

THIS INDENTURE, Made this 12 day of October, 2017, between:

HENRY E. WARREN & NANCY S. WARREN

of the County of Carroll, State of Georgia, as party or parties of the first part, hereinafter jointly and collectively called "Grantor", and

JACOB D. WARREN

a resident of Carroll County, Georgia, as party 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 One Dollar and Correction of Title Records 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 property lying and being in Land Lot 57 of the 11th Land District of Carroll County, Georgia and being more particularly described and delineated as "TRACT 1: 4.00 ACRES", on that certain plat of survey entitled "Final Exemption Plat: Henry E. Warren & Nancy S. Warren", dated 1/10/2013, prepared by Pioneer Land Surveying and certified by Lester E. Bell, GRLS #2935 and recorded in Plat Book 98, page 116, in the Public Land Records of Carroll County, Georgia. Said plat and the record thereof are incorporated herein for a more accurate and detailed description of the caption property.

THIS DEED IS PREPARED AND INTENDED AS A DEED OF CORRECTION, CORRECTING THE DESCRIPTION OF A PRIOR WARRANTY DEED BY

AND BETWEEN THE ABOVE-NAMED GRANTOR AND GRANTEE, AS DATED 6/29/2016 AND RECORDED 7/12/2016 IN DEED BOOK 5478, PAGE 946 OF THE PUBLIC LAND RECORDS OF CARROLL COUNTY, GEORGIA. SAID PRIOR DEED AND THE DESCRIPTION CONTAINED THEREIN REFERENCED AN INCORRECT PLAT OF SURVEY OF THE CAPTION PROPERTY.

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.

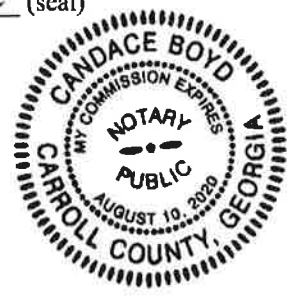
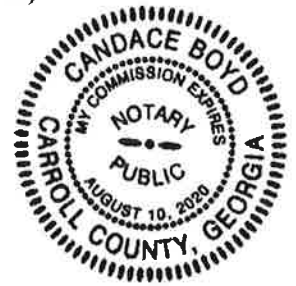
Signed, sealed and delivered
in the presence of:

Kim R. Martin
Unofficial Witness

Henry E. Warren (seal)
NAME: HENRY H. WARREN

Candace Boyd
Notary Public
My Commission Expires:
(SEAL)

Nancy S. Warren (seal)
NAME: NANCY S. WARREN



RECORDED

OCT 26 2017

Alan J. Lee, Clerk



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Appearance Statement

Appearance Before Commission Bodies Required

To process the application for Conditional Use Permits or Rezoning, the Developer, Owner, Applicant, Agent or a Representative thereof must be present to personally request said Conditional Use or Rezoning before BOTH the Planning Commission AND the Board of Commissioners.

Failure to personally appear before either required Board may result in denial of request or an extended waiting period before the next available meeting. Requests that are denied by the Board of Commissioners cannot be re-submitted for consideration for a term not less than one (1) year from the date of the denial by the Board of Commissioners.

The Planning Commission will hear your request on: Jan 26, 2021 at 6:30 PM

The Board of Commissioners will hear your request on: Feb 2, 2021 at 6:00 PM

IMPORTANT

A Conditional Use Notice shall be placed on the subject property until after a decision is rendered in the case. Failure to maintain the sign *will delay your application for 30 days*. It is the sole responsibility of the owner/applicant to maintain its placement until after a decision has been rendered. Owner/applicant shall notify Community Development immediately if the sign is removed, defaced, incorrect etc.

Applicant Signature: _____

Dean Stanech

Date: _____

1/6/2021

Historic Courthouse, 423 College St

- * All Planning Commission meetings are held in Room 501, 423 College Street, Carrollton, GA 30117.
- * Board of Commissioners meetings are held at the Historic Courthouse, 323 Newnan Street, Carrollton, GA 30117.
- * Unless otherwise stated.

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:

667 E Hwy 5 Rossville, GA

Applicant Name:

Jean Staneck

Address:

745 Shirey Dairy Rd.

City: Carrollton **State:** GA **Zip:** 30116

Phone: (770) 380 - 3784

Jacob Warren (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 6th day of Jan 2021.

J. L. W.
AFFIANT (Owner's signature)

Sworn to and subscribed before me this 6th day of Jan 2021
Jane L. Hyde
Notary Public

My Commission Expires:

