



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR REZONING

Application must be filed by noon on the 3rd 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: Brian Eckman & David Sondergeld
Address: 583 Holly Tree Rd City: Carrollton State: GA Zip: 30116
Phone: 770-834-6859 Fax: () _____ Email: BAEB@comcast.net

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

Owner Name (if different from applicant): _____
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: _____
Rezoning Location (attach location map): Kirby Bryan Rd
Current Zoning: R2
Proposed Zoning: Agricultural
Proposed Use: _____

(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)

Total acreage: 0.4
Describe Proposed Rezoning: (attach additional sheets if necessary)

Rezoning to Agricultural to combine with other property
so pastures

STAFF USE ONLY

Land Lot 107 of the 5th District, Carroll County Tax Map 156 Parcel 0072
Date Application Filed: 1-4-2021 County Recipient: JK
Advertisement Date: 1-9-21 Sign Posting to before this date: 1-11-21
Planning Commission First Reading Date: 1-26-21
Planning Commission Hearing Date Scheduled: 1-26-21 at 6:30 p.m.
County Commissioners Hearing Date Scheduled: 2-2-21 at 6:30 p.m.
Rescheduled Hearing Date, if required: _____ Application No: 2-21-01-02
Application Withdrawn with/without Prejudice: (please circle)
Zoning Personnel: _____ Letter Sent to Applicant: 1/1



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: NONE

Parking: NONE

Availability of Public Facilities/Utilities:

NONE

Other relevant Impacts of the Proposal:

NONE

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

MAKE IT AGRICULTURAL

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. –

1. 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

2. Is development under the present zoning classification infeasible? If yes, please provide a complete statement describing why development is infeasible?

I WANT IT AN PASTURE FOR MY COWS

3. 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, MY PROPERTY

4. 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:



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REZONING QUESTIONS CONTINUED

5. 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:

N/A

6. 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:

N/A

7. 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.

8. 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? N/A How many households during the first year? N/A

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

N/A

10. 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.

N/A

11. 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.



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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING APPLICATION

Brian Eckman/David Sanderson, 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 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 ____ day of _____, _____.



AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 4th day
of January, 2021.

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

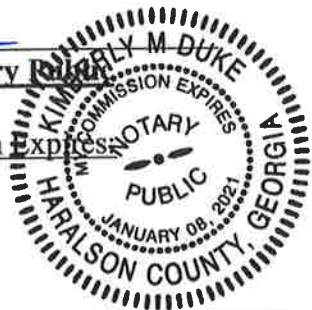
Entity: _____

Address: _____



Notary _____

My Commission expires _____



462113

BK PG

PT-61-022-2020-004944
CARROLL COUNTY, GA - REAL ESTATE
TRANSFER TAX PD \$ None due
INTANGIBLE TAX PD \$ -
DATE 10-19-2020

5860 762



AFTER RECORDING RETURN TO:
MERINO & ASSOCIATES, LLC
375 Parkway 575, Suite 100
Woodstock, GA 30188

Deed Preparation Only.
No Title Search Performed.

Alan J. Lee CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT
2020 OCT 19 AM 10:08
Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CARROLL

THIS INDENTURE, Made the 17 day of October in the year 2020, between BRIAN ECKMAN N/K/A BRIAN A. ECKMAN & DAVID SONDERGELD N/K/A DAVID M. SONDERGELD, as party or parties of the first part, hereinafter called Grantor, and BRIAN A. ECKMAN & DAVID M. SONDERGELD, as Joint Tenants with Rights 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 where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 107 OF THE 5TH DISTRICT OF CARROLL COUNTY, GEORGIA, BEING PART OF TRACT 2, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE 117, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, SAID PROEPRTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED AT THE NORTH EAST CORNER OF LOT 107, WHICH IS THE SOUTH WEST CORNER OF THE INTERSECTION OF HOLLY TREE ROAD AND KIRBY BRYAN ROAD; RUNNING THENCE S 08° 58' 50" E A DISTANCE OF 218.73 FEET TO A POINT; THENCE S 08°18'21" E A DISTANCE OF 70.09 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE S 08°18'21" E A DISTANCE OF 81.10 FEET TO A POINT; THENCE S 06° 03'01" E A DISTANCE OF 127.58 FEET TO A POINT; THENCE S 15° 38' 51" E A DISTANCE OF 40.91 FEET TO A POINT; THENCE N 89° 13' 47" W A DISTANCE OF 300.64 FEET OT AN IRON PIN; THENCE N 00°46'13" E A DISTANCE OF 246.00 FEET TO AN IRON PIN; THENCE S 89°13'47" E A DISTANCE OF 261.13 FET TO SAID POINT OF BEGINNING.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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:

Brian Eckman (seal)
BRIAN ECKMAN N/K/A BRIAN A. ECKMAN

David Sondergeld (seal)
DAVID SONDERGELD N/K/A DAVID M. SONDERGELD

Kyle Caldwell
(Unofficial witness)

Mason W Durden
(Notary Public)



RECORDED
OCT 19 2020

Alan J. Lee, Clerk

462114

BK PG

5860 763

PT-61-022-2020-004943
CARROLL COUNTY, GA - REAL ESTATE
TRANSFER TAX PD \$ none due
INTANGIBLE TAX PD \$ —
DATE 10.19.2020

Alan J. Lee CLERK OF SUPERIOR COURT

FILED
GA, CARROLL COUNTY
CLERK SUPERIOR COURT
2020 OCT 19 AM 10: 08
Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

AFTER RECORDING RETURN TO:
MERINO & ASSOCIATES, LLC
375 Parkway 575, Suite 100
Woodstock, GA 30188

Deed Preparation Only.
No Title Search Performed.

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CARROLL

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WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 5TH DISTRICT OF CARROLL COUNTY, GEORGIA BEING 10.297 ACRES BEING TRACT 1, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE 117 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

TAX ID NO: 1550231

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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:

Brian Eckman (seal)
BRIAN ECKMAN N/K/A BRIAN A. ECKMAN

David Sondergeld (seal)
DAVID SONDERGELD N/K/A DAVID M. SONDERGELD

Kayl. CWal
(Unofficial witness)

Mason Dosh
(Notary Public)



RECORDED

OCT 19 2020




Alan J. Lee, Clerk



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	1560072	Owner	ECKMAN BRIAN A & SONDERGELD DAVID	Last 2 Sales			
Class Code	Agricultural		M/JTRS	Date	Price	Reason	Qual
Taxing District	COUNTY		583 HOLLY TREE RD	9/1/2017	\$161175	LX	U
Acres	61.4		CARROLLTON, GA 30116	7/30/2009	0	QC	U
		Physical Address	KIRBY BRYAN RD				
		Assessed Value	Value \$193518				

(Note: Not to be used on legal documents)

Date created: 1/18/2021
 Last Data Uploaded: 1/15/2021 6:19:40 PM

Developed by  Schneider
 GEOSPATIAL