



# 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 3<sup>rd</sup> 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: Hugh and Rika Cuff  
 Address: 358 Gray Rd. City: Carrollton State: GA Zip: 30116  
 Phone: (678) 326-1632 Fax: ( ) - Email: hugh.cuff@yahoo.com

Agent Name: Curtis North  
 Address: 537 Newnan Rd. City: Carrollton State: GA Zip: 30117  
 Phone: (770) 644-1400 Fax: ( ) - Email: curtis.north@gmail.com  
770-301-8045 (cell)

Owner Name (if different from applicant): same as above  
 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: N/A  
 Rezoning Location (attach location map): \_\_\_\_\_  
 Current Zoning: Agricultural  
 Proposed Zoning: Residential  
 Proposed Use: No Change - 1 single family house already built  
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)  
 Total acreage: 5.01  
 Describe Proposed Rezoning: (attach additional sheets if necessary) Selling the home and loan requires a residential zoning.

STAFF USE ONLY

Land Lot 226 of the 5<sup>th</sup> District, Carroll County Tax Map 112 Parcel 0198  
 Date Application Filed: 1-6-21 County Recipient: jen  
 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: 2-26-21 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: 2-21-01-03  
 Application Withdrawn with/without Prejudice: (please circle) \_\_\_\_\_  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: No change

Parking: No change

Availability of Public Facilities/Utilities: N/A

Other relevant Impacts of the Proposal: N/A

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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?

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

NO  
\_\_\_\_\_  
\_\_\_\_\_

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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:

yes - 1 single family home & 1 shop.

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:

none

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.

This is being done solely for loan purposes - IF changing the zoning concerns someone to that move them one home could be built on the 5 acres. We can add a stipulation that 1 house per lot is the maximum for the property.

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? MIA How many households during the first year? MIA

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

no

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.

None

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.

no





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## SKETCH OF PROPERTY

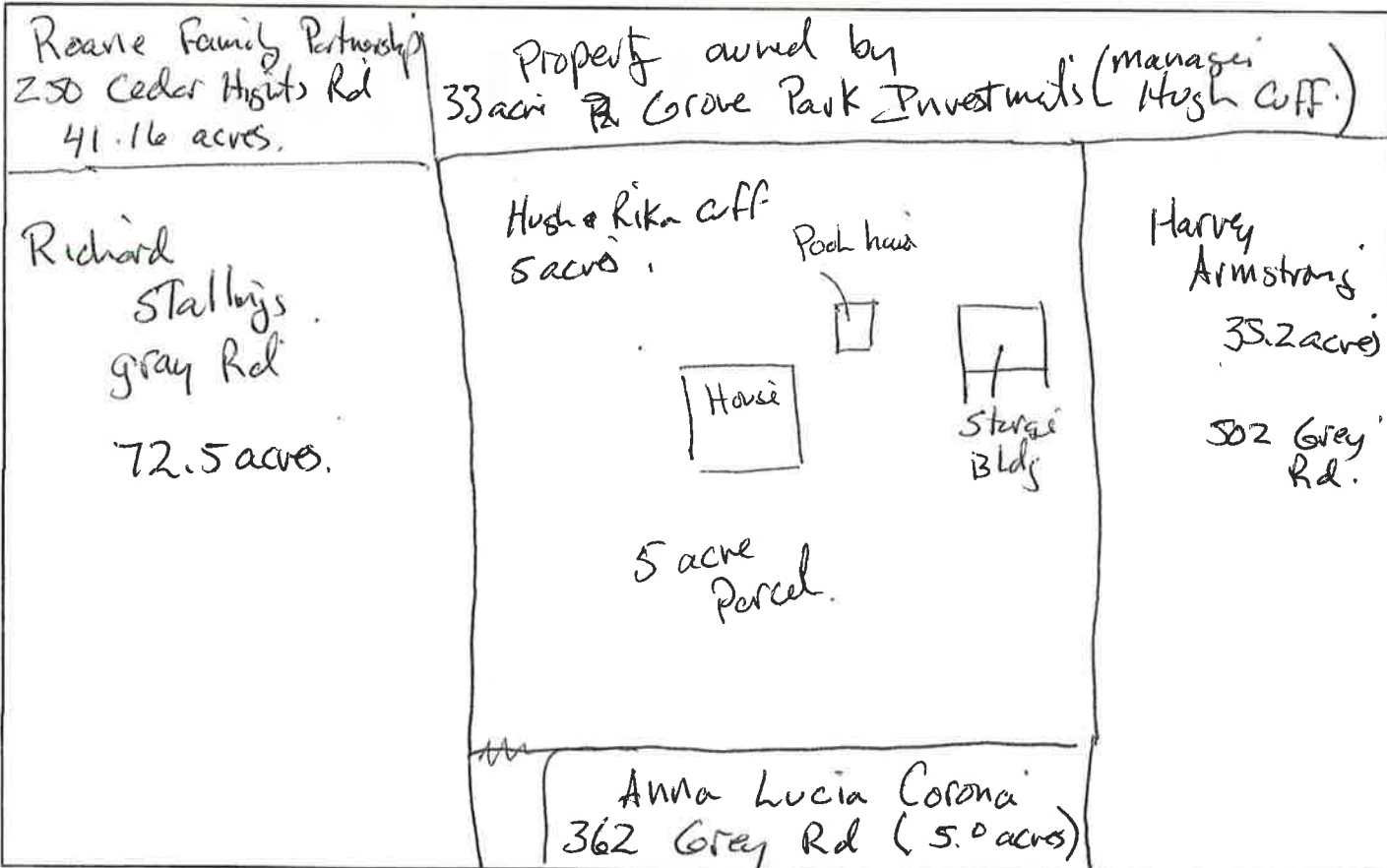
Please check:  COMMERCIAL  OTHER: \_\_\_\_\_

- 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: House, storage bldg, Pool house

Describe the type of structure that you plan to build: (A residence must be at least 1,230 square feet unless expressly approved by the Board of Commissioners) none

Is this a multiple road frontage lot? NO







33.5 acres.

112-0126

5 acres.

112098



Greenbox Loans is a leader in the residential lending market, with over 70 years of combined experience. Greenbox Loans was founded based on the concept of "Out of the Box" underwriting of residential loans. Many originators & brokers come across borrowers that are fine credit risks but don't fit many company's guidelines. We provide real lending solutions for our clients with an exception minded mentality. We have the right tools to make the loan process simple and seamless. We have the best loan programs to meet each individual situation and you will always get a great rate with the service you deserve. We know that you have many options and that is why we are dedicated to standing out above the rest. Contact us today and speak with one of our trained professionals.





**GREENBOX**  
LOANS, Inc.

**5000-ELITE-FD**

|                       |  |
|-----------------------|--|
| <p>Property Types</p> | <p><b><u>Eligible:</u></b> Single Family Residences 1-4 Units, PUDs, Townhouses, Condominiums</p> <p><b><u>Ineligible:</u></b> • Acreage greater than 10 acres (appraisal must include total acreage) • Agricultural zoned property • Condo hotel • Co-ops • Hobby Farms • Income producing properties with acreage • Leaseholds • Log Homes • Manufactured housing • Mixed use properties • Modular homes • Properties subject to oil and/or gas leases • Unique properties • Working farms, ranches or orchards.</p> |
|-----------------------|--|