



# 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:** Southeastern Realty & Development Group, LLC.  
**Address:** 249 Jackson Rd. **City:** Roopville **State:** GA **Zip:** 30170  
**Phone:** (770) 500 - 2907 **Fax:** ( ) - - **Email:** landonjackson726@yahoo.com

**Agent Name:** Thomas Ogletree  
**Address:** 1091 Old Newnan Rd. **City:** Carrollton **State:** GA **Zip:** 30116  
**Phone:** (770) 301 - 2463 **Fax:** ( ) - - **Email:** thomasogletree@gmail.com

**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:** Polwshare Rd. Development  
**Rezoning Location (attach location map):** \_\_\_\_\_  
**Current Zoning:** Agricultural  
**Proposed Zoning:** Residential ~~X~~  
**Proposed Use:** Residential Housing  
*(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)** Subdivide the approximately 5 acre tract into two 2.5 acre tracts for single family housing.

STAFF USE ONLY

Land Lot 167 of the 10<sup>th</sup> District, Carroll County Tax Map 014 Parcel 0112  
Date Application Filed: 4-9-21 County Recipient: jen  
Advertisement Date: 5-8-21 Sign Posting to before this date: 5-10-21  
Planning Commission First Reading Date: 4-27-21  
Planning Commission Hearing Date Scheduled: 5-25-21 at 6:30 p.m.  
County Commissioners Hearing Date Scheduled: 6-1-21 at 6:00 p.m.  
Rescheduled Hearing Date, if required: \_\_\_\_\_ Application No: 2-21-05-01  
Application Withdrawn with/without Prejudice: (please circle)  
Zoning Personnel: jen Letter Sent to Applicant:  / /



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**COMPREHENSIVE PLAN**

**Describe how the proposed Rezoning will affect:**

*Traffic:* Being that the property is located on the corner of Harper way and Plowshare Rd., traffic will increase on the two roads by what one could reasonably assume of two single family dwellings.

*Parking:* None - Housing occupants will have private drives and parking.

*Availability of Public Facilities/Utilities:* Public water, Electricity, Pipe gas

*Other relevant Impacts of the Proposal:* None

**Describe how the proposed Rezoning will be a benefit to the public.** The current property is not useful for agricultural activities. By rezoning the property to Residential, revenue for the county will increase through property taxes of this property. This will aid the County in efforts to increase quality of living for the public through various tax funded activities. Also, there is currently a shortage of available single family dwellings in Carroll County, by constructing new homes this will provide much needed housing for Carroll County residents.

**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?  
 The property is currently zoned Agricultural wich requires a minumum of 4 acres per single family dwelling. Rezoning to R2 residential will allow for two single family dwellings to be built on the property.

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.  
 No

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:

No

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:

Two custom built single family dwellings.

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.

Property is indicated on the 2018 Future Land Use map to be designated as a residential growth area.

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? 8 How many households during the first year? 2

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.



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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: None

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)* Custom built single family dwellings.

Is this a multiple road frontage lot? Yes





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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A REZONING APPLICATION

Thomas Ogletree, 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 9<sup>th</sup> day of April, 2021.

AFFIANT (signature)

Address: 249 Jackson Rd.  
Roopville, GA. 30170

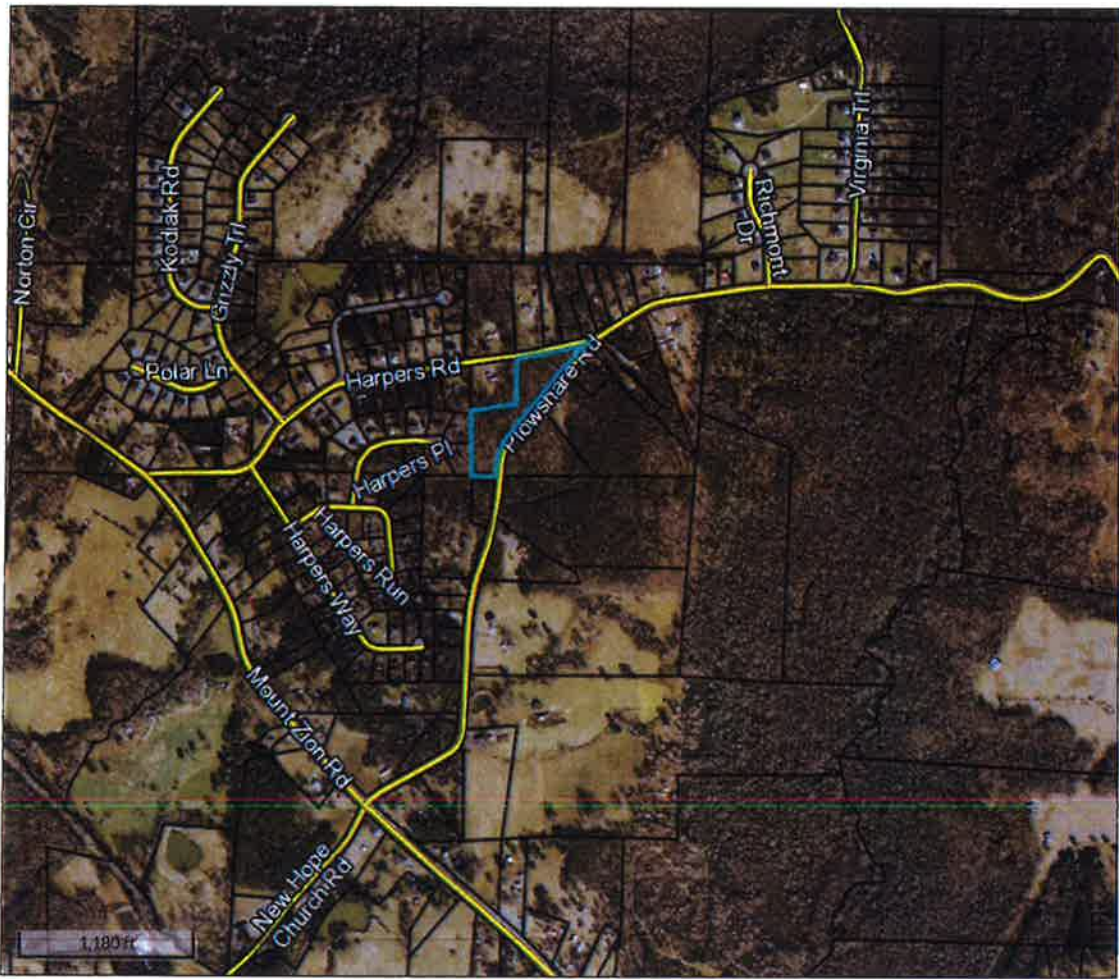
Sworn to and subscribed before me this 9<sup>th</sup> day of April, 2021.



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: \_\_\_\_\_



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	074-0112	<b>Owner</b>	DUFFEY DANIKS	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		20 CHEMIN DU PUIITS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		30190 BOUCOIRAN	n/a	0	n/a	n/a
<b>Acres</b>	5.01		FRANCE,	n/a	0	n/a	n/a
		<b>Physical Address</b>	PLOWSHARE RD				
		<b>Assessed Value</b>	Value \$12592				

(Note: Not to be used on legal documents)

Date created: 2/24/2021  
 Last Data Uploaded: 2/23/2021 6:25:20 PM

Developed by  Schneider  
 GEOSPATIAL

eFiled and eRecorded  
DATE: 03/17/2021  
TIME: 6:16 PM  
DEED BOOK: 5913  
PAGE: 250 - 251  
FILING FEES: \$25.00  
TRANSFER TAX: \$23.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 7104080870

Return recorded document to:  
John J. Maurer, LLC  
4167 Roswell Rd, Ste A  
Atlanta, Georgia 30342

Property Parcel ID#: 074 0112

PT61: 022-2021-001343  
RECORDED BY: WT  
CLERK: Alan J. Lee  
Carroll County, GA

WARRANTY DEED

~~STATE OF GEORGIA~~  
~~COUNTY OF COBB~~

~~Republic of France~~ City of Marseille SS  
~~Consulate General of the United States of America~~

THIS INDENTURE made the 16th day of February, 2021 by and between

Danik Simone Duffey

as party or parties of the first part, hereinafter called Grantor, and

Southeastern Realty & Development Group, LLC

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) and other valuable considerations 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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 and sealed this deed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Alicia Genes.  
(Unofficial Witness)

[Signature]  
(Notary Public)

[Signature] (seal)  
Danik Simone Duffey

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)

**Anne Fralin**  
Consular Agent  
U.S. Consulate General  
Marseille, France

