



# 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: Gregory A. Broom  
Address: 5 Wosley Chapel Road City: Villa Rica State: GA Zip: 30180  
Phone: (770) 459-4931 Fax: ( ) \_\_\_\_\_ Email: GregoryB54@AOL.COM

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: 2036 Rockmart Road  
Rezoning Location (attach location map): See Above  
Current Zoning: Agriculture  
Proposed Zoning: Residential  
Proposed Use: Existing 1536 sq/ft House will be renovated & sold.  
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)  
Total acreage: 1 Acre  
Describe Proposed Rezoning: (attach additional sheets if necessary) Rezone 1 Acre to Residential. The current 65.57 Acres are Zoned Agriculture.

STAFF USE ONLY

Land Lot 229 of the 6<sup>th</sup> District, Carroll County Tax Map 145 Parcel 0019  
Date Application Filed: 10-6-21 County Recipient: ji  
Advertisement Date: 11-1-21 Sign Posting to before this date: 11-1-21  
Planning Commission First Reading Date: 11-23-21  
Planning Commission Hearing Date Scheduled: 11-23-21 at 6:30 p.m.  
County Commissioners Hearing Date Scheduled: 12-7-21 at 6:30 p.m.  
Rescheduled Hearing Date, if required: \_\_\_\_\_ Application No: 2-21-11-01  
Application Withdrawn with/without Prejudice: (please circle) \_\_\_\_\_  
Zoning Personnel: glw 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: No Change

Other relevant Impacts of the Proposal: No Change

Describe how the proposed Rezoning will be a benefit to the public. Rezoning will allow remaining 65 acres to be placed in a 10 year conservation or agricultural agreement.

## 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?

Yes Current zoning would allow only 62 acres to be placed in 10 year agreement.

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, Adjacent property to the south is one acre. There are many properties within one mile that are residential subdivisions.

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:

Original tract is 65.67 acres  
Request to rezone 1 acre with house.



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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:

1 House  
2 Small shed which will be demolished.

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:

There will be no new structures constructed.  
Existing house will be renovated.

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 property is in the north part of the County.  
Applicant owns all surrounding property with exception of 1 acre to Southeast.  
It is designated for residential development in the  
Carroll County 2018 Future Land 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? NO Additional How many households during the first year? NO Additional

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.

No new needs.

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

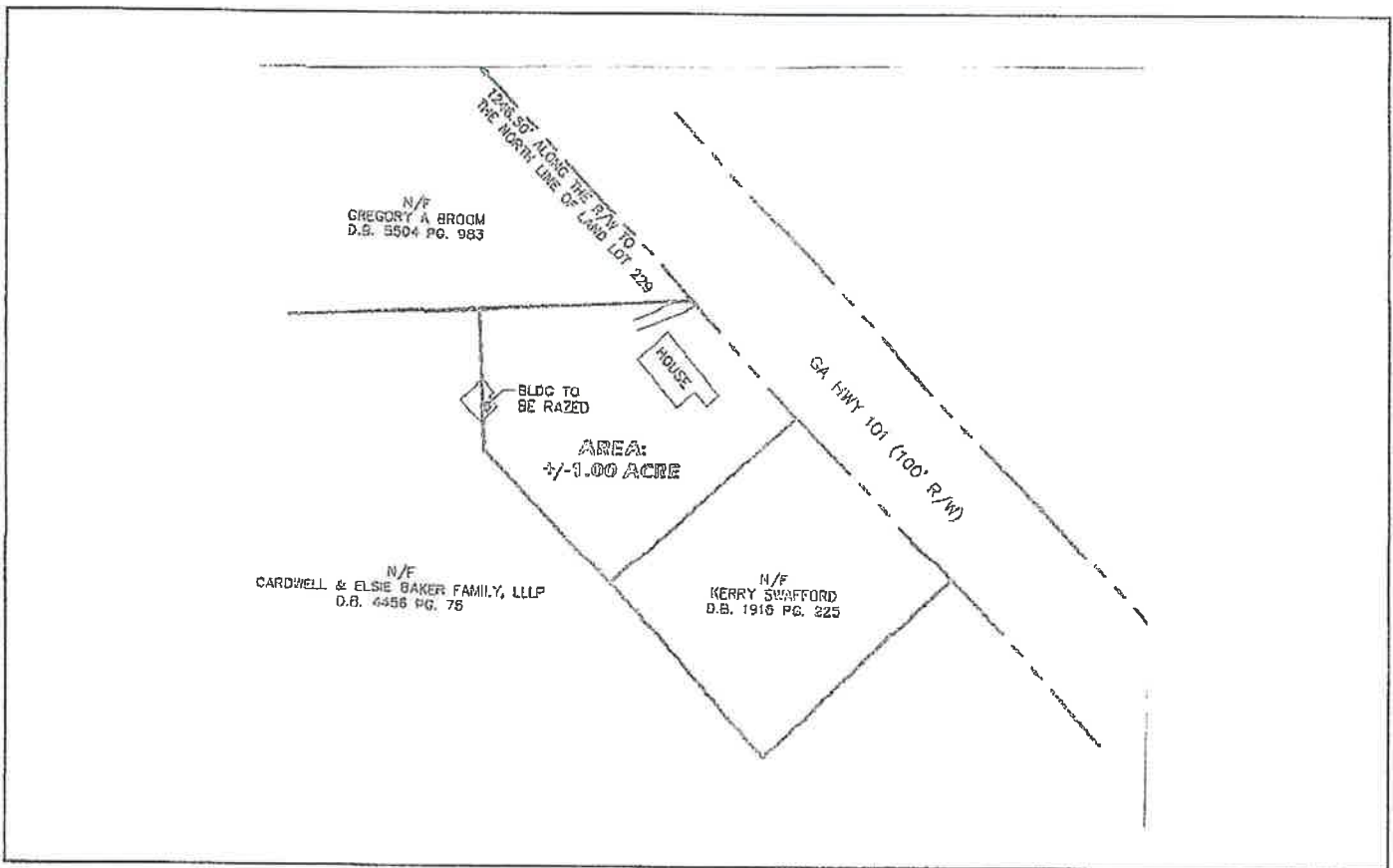
OTHER: \_\_\_\_\_

- 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: 1 Home of 1536 sq/ft to be renovated. 1 Shed to be demolished.

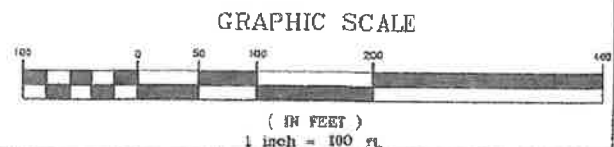
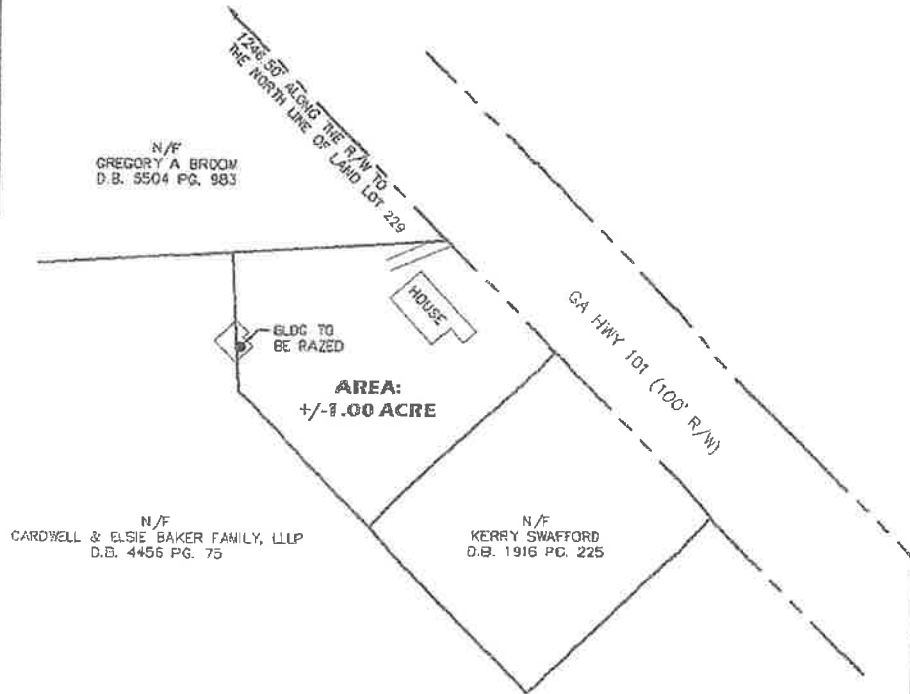
Describe the type of structure that you plan to build: (A residence must be at least 1,230 square feet unless expressly approved by the Board of Commissioners) Renovation of existing 1536 sq/ft home.

Is this a multiple road frontage lot? No



LEGEND			
101	HOUSE NUMBER	□	R/W MONUMENT
10	LOT NUMBER	229	LAND LOT NUMBER
○	PROPERTY CORNER	L.L.L.	LAND LOT LINE
—	PROPERTY LINE	---	LAND LOT LINE
IPF	IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	E.O.P.	EDGE OF PAVEMENT
IPP	IRON PIN PLACED (1/2" REBAR)	-X-	FENCE LINE
OTF	OPEN TOP PIPE	☆	LAMP POLE
CTP	CRIMPED TOP PIPE	○	UTILITY POLE
R/W	RIGHT OF WAY	PP	POWER POLE
---	RIGHT OF WAY	LP	LAMP POLE
		-P-	OVERHEAD POWER
		P.I.	POINT OF INTERSECTION

NOTES:  
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM PREVIOUS SURVEY PREPARED BY CRAWFORD & ASSOCIATES, INC. DATED 01-13-2006.  
 2. NO NEW FIELDWORK HAS BEEN PERFORMED BY THIS FIRM AT THIS TIME.



**CLOSURE**  
 THE FIELD SURVEY IN DIMENSIONAL DATA BASED ON A HORIZONTAL PROJECTION OF ONE FOOT = 100.000 FEET AND AN ANGULAR ERROR OF 10" PER STATION POINT. A REVISION ADJUSTED TO THE FIELD DATA.  
 THIS SURVEY WAS CONDUCTED IN THE STATE OF GEORGIA AND THE MEASUREMENTS LISTED IN THE TRAPASAY LINE THIS DATE.  
 THE MEASUREMENTS WERE OBTAINED BY ALL MEASUREMENTS WERE MADE WITH A 300,000 FEET

1. THE TITLE OF THIS REPORT IS AS SHOWN ON THE COVER SHEET OF THIS SURVEY.  
 2. **WARNING:** THIS PLAN OR SURVEY IS A WARNING TO THE USER TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE CONTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF EASEMENTS OR ENCUMBRANCES.  
 3. NO WARRANTY OR GUARANTEE IS MADE BY THE SURVEYOR AS TO THE LOCATION OF UNDISCOVERED UTILITIES OR EASEMENTS, OR ENCUMBRANCES.

**GENERAL NOTES**  
 1. THE SURVEYOR OR SURVEYOR'S FIELD NOTES AND FIELD BOOKS SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR AND SHALL BE AVAILABLE FOR INSPECTION BY THE CLIENT OR THE PUBLIC AT ALL TIMES.  
 2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND EQUIPMENT.  
 3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND EQUIPMENT.

4. THE DISTANCE OF THE FIELD SURVEY AND THE PERFORMANCE OF THE FIELD SURVEY SHALL BE THE RESPONSIBILITY OF THE SURVEYOR AND SHALL NOT BE EXCEED THE FIELD SURVEY INSTRUMENTS AND EQUIPMENT.  
 5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND EQUIPMENT.  
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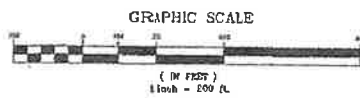


VARIANCE EXHIBIT OPTION 1 FOR:  
**GREGORY BROOM**  
 LOCATED IN LAND LOT 229 DISTRICT 06  
 CARROLL COUNTY, GEORGIA  
 SCALE: 1" = 100' DATE: 09/07/2021  
 CHECKED BY: \_\_\_\_\_ REVISED: \_\_\_\_\_  
 2-06-008A

**GEORGIA & WEST, INC.**  
 ENGINEERING • LAND SURVEYING • LAND PLANNING  
 105 CORPORATE DRIVE  
 CARROLLTON, GA 30117  
 OFFICE (770) 854-4684  
 FAX (770) 854-5005  
 E-MAIL: mailbox@georgiaandwest.com

eFiled and eRecorded  
 DATE: 08/16/2021  
 TIME: 3:33 PM  
 PLAT BOOK: 107  
 PAGE: 643 - 643  
 FILING FEES: \$10.00  
 PART ID: 8200415107  
 RECORDED BY: WJ  
 Alan J. Lee  
 Carroll County, GA

LINE TABLE		
LINE	LENGTH	BEARING
11	2.70	S46°12'43"E



**CLOSURE**  
 THE FIELD DATA FROM THIS SURVEY OR PLAT IS SUBJECT TO A CLOSURE PROVISION OF THE SURVEY.  
 1. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF ANY CALCULATIONS OF AREA THEREIN OR AS TO THE SEARCH HAS BEEN MADE TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.  
 2. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES OR SERVICES IS GIVEN, ONLY THOSE THINGS SHOWN.  
 THIS PLAN OR PLAT HAS BEEN CHALLENGED FOR DISPUTE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

**GENERAL NOTES**  
 1. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL CONDITIONS HAS BEEN MADE, ONLY THOSE THINGS SHOWN HEREON HAVE BEEN ADDRESSED.  
 2. ANY ACTS OF POSSESSION, IF ANY, THAT ARE NOTICED FROM THE DATE OF THE PROPERTY AND FROM HEREON, AND ANY RIGHTS OR EASEMENTS, IN WHOLE OR IN PART, TO THE DISTRICT OF ACTS OF POSSESSION BY ANYONE TO BE USED SHALL NOT BE AFFECTED BY THIS SURVEY.  
 3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES OR SERVICES IS GIVEN, ONLY THOSE THINGS SHOWN HAVE BEEN ADDRESSED.

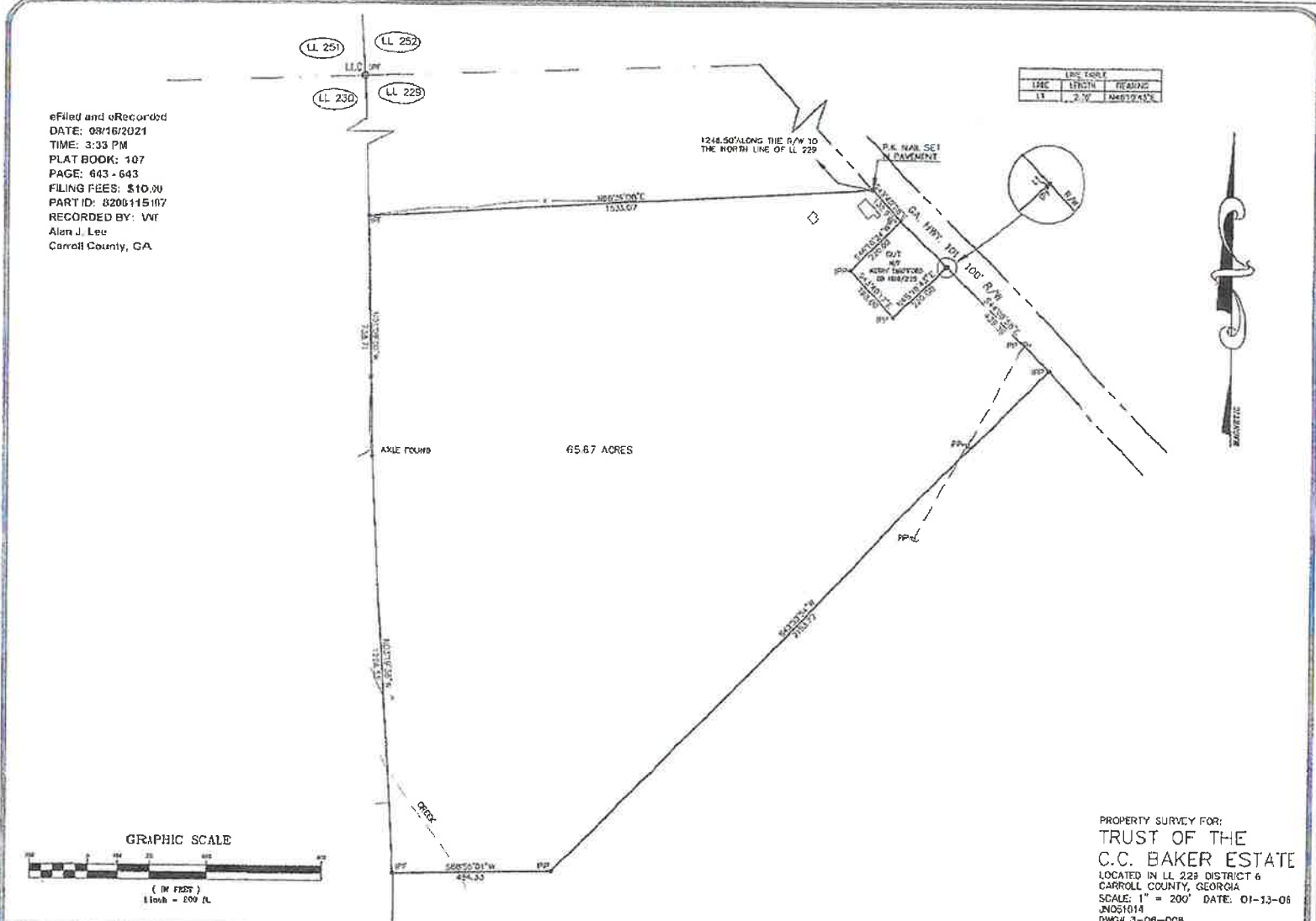
**GENERAL NOTES**  
 4. THE ACCEPTANCE OF THE PLAT HEREON AND THEREON SHALL NOT BE BINDING ON THE PERFORMANCE OF THE FIELD SURVEY. REFERENCE TO THE SURVEY OR CONTRACT HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY. IF ANY DISPUTE OR LITIGATION IS BROUGHT BY THE SURVEYOR, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE DEFENSE AND COSTS OF SUCH LITIGATION PRIOR TO COMMENCEMENT OF WORK.  
 5. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES OR SERVICES IS GIVEN, ONLY THOSE THINGS SHOWN HAVE BEEN ADDRESSED.

**GENERAL NOTES**  
 6. THE ACCEPTANCE OF THE PLAT HEREON AND THEREON SHALL NOT BE BINDING ON THE PERFORMANCE OF THE FIELD SURVEY. REFERENCE TO THE SURVEY OR CONTRACT HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY. IF ANY DISPUTE OR LITIGATION IS BROUGHT BY THE SURVEYOR, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE DEFENSE AND COSTS OF SUCH LITIGATION PRIOR TO COMMENCEMENT OF WORK.  
 7. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES OR SERVICES IS GIVEN, ONLY THOSE THINGS SHOWN HAVE BEEN ADDRESSED.

IF BY OTHER, SIDE OR CORNER: NECESSITY OF THE LAND PLATTED AND HAS BEEN PREPARED SUBSTANTIALLY IN ACCORDANCE WITH THE USUAL CONVENTIONS AND REQUIREMENTS OF LAW.

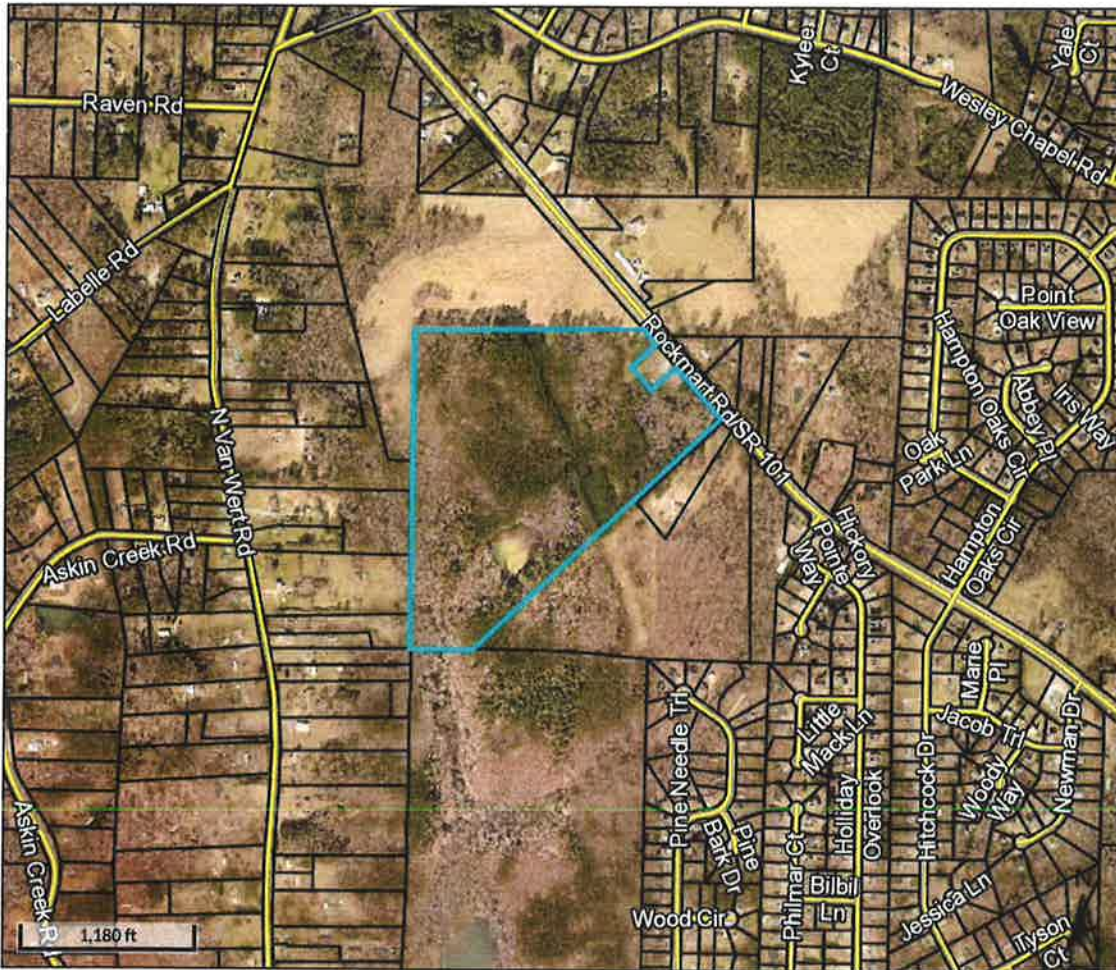


**Crawford & Associates**  
**C. H. F., INC.**  
 ENGINEERING, LAND SURVEYING & LAND PLANNING  
 105 CORPORATE DRIVE  
 CARROLLTON, GA. 30117  
 OFFICE (770) 834-4034  
 FAX (770) 834-1005



PROPERTY SURVEY FOR:  
 TRUST OF THE  
 C.C. BAKER ESTATE  
 LOCATED IN LL 228 DISTRICT 6  
 CARROLL COUNTY, GEORGIA  
 SCALE: 1" = 200' DATE: 01-13-08  
 JND51014  
 DWG# 3-06-008





Overview



Legend

- Parcels
- Roads

Parcel ID 145 0019  
 Class Code Agricultural  
 Taxing District COUNTY  
 Acres 65.67

Owner CARDWELL & ELSIE BAKER FAMILY LLLP  
 1803 ELAINE WAY  
 DALTON, GA 30720  
 Physical Address 2036 ROCKMART RD  
 Assessed Value Value \$229461

Last 2 Sales			
Date	Price	Reason	Qual
8/16/2021	0	PB	U
3/25/2009	0	QC	U

(Note: Not to be used on legal documents)

Date created: 11/5/2021  
 Last Data Uploaded: 11/4/2021 6:14:34 PM

Developed by Schneider GEOSPATIAL