

# Conditional Use Permit Application

Carroll County  
423 College Street

Department of Community Development  
Carrollton, GA 30117 (770) 830-5861



Date Received: 11/8/21  
Received by: JR

Application must be filed by noon on the 3<sup>rd</sup> 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: <u>Carol + Richard Sexton</u>
	Address: <u>185 Godher Rd</u> City: <u>Whitesburg</u> State: <u>GA</u> Zip: <u>30185</u>
	Phone: <u>(706) 516-1443</u> Fax: ( ) - - Email: <u>Sexton30400@bellsouth.net</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____
Owner Name (If different from applicant): _____ Address: _____ Phone: ( ) - - Fax: ( ) - -	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

CONDITIONAL USE	Project Name: <u>William <del>Center</del> Center</u>
	Conditional Use Location (attach location map): <u>Ranch Farms (Venue)</u>
	Proposed Use: <u>Wedding Venue</u>
	Total acreage: <u>10</u>
Describe Proposed Conditional Use: <u>Barn style for weekend weddings + other events</u>	

Staff Use Only

Land Lot <u>135</u> of the <u>3<sup>rd</sup></u> District, Carroll County	Tax Map <u>206</u>	Parcel <u>0105</u>
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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic:

Dead end Road

Parking:

On my Property

Availability of Public Facilities/Utilities:

Restroom/Power (well on property

Other relevant Impacts of the Proposal:

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

It to be affordable place for people to be able to have events.

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:

Artagus Newell or Margie Milam  
Department of Community Development  
423 College Street  
Carrollton, Georgia 30117

For Department Use Only

Application No: C-21-12-02  
Filing Fee: \$350  
Pre-Application Conf: 11-18-21  
Date Advertised: 12-3-21  
Date Notices Sent: 12-3-21  
PC Public Hearing Date: 12-28-21  
BoCC Public Hearing Date: 1-4-21  
Disposition: \_\_\_\_\_  
Approved by Resolution #: \_\_\_\_\_

## Sketch of Property

Please check:      CONVENTIONAL      MANUFACTURED HOME      COMMERCIAL  
ACCESSORY BUILDING OR ADDITIONS      OTHER: \_\_\_\_\_

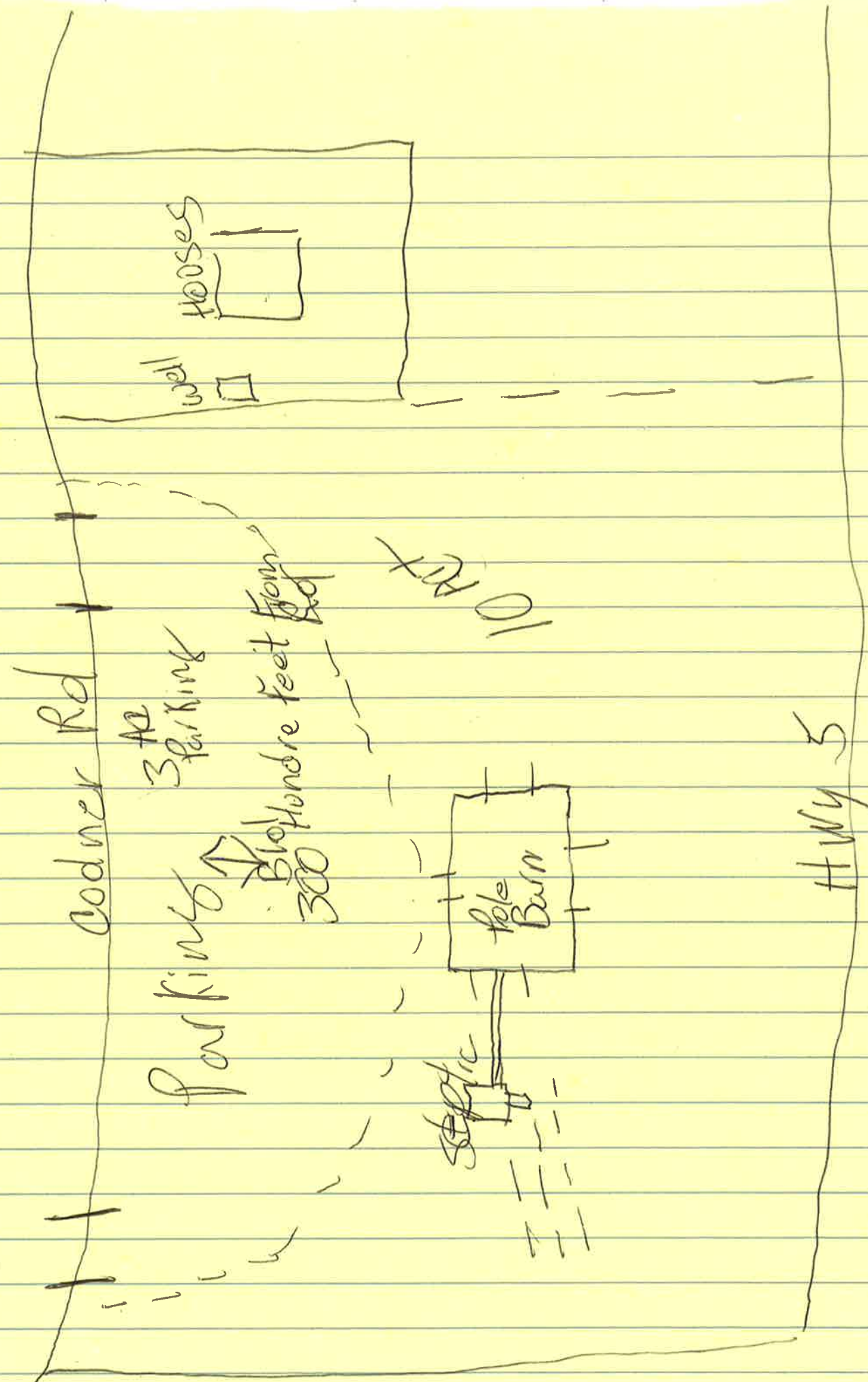
- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures.
- ⇒ Show the *dimensions* of the lot and all setbacks from the house and other structures to all property lines.
- ⇒ The front setback shall always be measured from the centerline of the 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, or 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: my House 25.47 acres

Describe the type of structure that you plan to build: Pole Barn

Is this a Multiple Road Frontage Lot: yes

See attached



Codner Rd

parking

300

Hondre feet from

pole Barn

septic

well

HOUSES

10 FT

HWY 5

STATE OF GEORGIA  
COUNTY OF CARROLL



AFFIDAVIT FOR A Cond use

Carol Sexton, 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 Cond use 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 18<sup>th</sup> day of Nov, 2021.

Carol Sexton  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed  
before me this 18<sup>th</sup> day  
of Nov



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: \_\_\_\_\_  
\_\_\_\_\_

375042

BK PG  
5443 745

②  
✓

After Recording, Return to:

J. DAVIS - ATTORNEY AT LAW, LLC  
214 Maple Street  
Villa Rica, GA 30180

PT-61-022-2016-000210  
CARROLL COUNTY, GEORGIA  
REAL ESTATE  
TRANSFER TAX PAID \$ 60.00  
INTANGIBLE TAX PAID \$ \_\_\_\_\_  
DATE 1-19-16

STATE OF GEORGIA  
COUNTY OF CARROLL

*Alan J. Lee*  
CLERK OF SUPERIOR COURT

FILE #16-0001

FILED  
16 JAN 19 PM 4:48  
CLERK OF SUPERIOR COURT  
CARROLL COUNTY, GEORGIA

**WARRANTY DEED**

This indenture made this 15<sup>th</sup> day of **January, 2016**, between **LYNDA DANIELL FINK**, of the County of Carroll, State of Georgia, as part or parties of the first part, hereinafter called Grantor, and **RICHARD W. SEXTON and CAROL S. SEXTON**, 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 Ten and No/100 (\$10.00) Dollars and other good and 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, to wit:

**SEE EXHIBIT "A" HERETO ATTACHED FOR LEGAL DESCRIPTION**

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Sealed and Delivered  
In the presence of:

*Janet Metten*  
Witness  
*Wanda H Wingfield*  
Notary Public

*Lynda Daniell Fink* (Seal)  
Lynda Daniell Fink



BK PG  
5443 746

## EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 135 of the 3<sup>rd</sup> District, Carroll County, Georgia, and being more particularly described as follows:

Commencing at the land lot corner of Land Lots 134, 135, 166 and 167, thence North 00 degrees 33 minutes 13 seconds West for a distance of 1473.98 feet to a point on the right-of-way of Georgia Highway No. 5 East; thence along said right-of-way for a distance of 1296.38 feet to a point and the true point of beginning; thence North 65 degrees 08 minutes 3 seconds East for a distance of 208.88 feet to a point; thence North 62 degrees 42 minutes 34 seconds East for a distance of 190.70 feet to a point thence North 61 degrees 43 minutes 28 seconds East for a distance of 212.72 feet to a point; thence North 61 degrees 23 minutes 55 seconds East for a distance of 315.59 feet to a point; thence North 61 degrees 61 degrees 18 minutes 42 seconds East for a distance of 290.24 feet to a point; thence 61 degrees 04 minutes 10 seconds East for a distance of 254.46 feet to a point; thence North 60 degrees 11 minutes 08 seconds East for a distance of 114.96 feet to a point; thence North 57 degrees 58 minutes 36 seconds East for a distance of 104.46 feet to a point at the right-of-way intersection of Georgia Highway No. 5 East and Codner Road; thence continuing along the right-of-way of Codner Road South 52 degrees 33 minutes 57 seconds East for a distance of 114.28 feet to a point; thence South 29 degrees 26 minutes 11 seconds East for a distance of 21.35 feet to a point; thence South 17 degrees 42 minutes 02 seconds West for a distance of 38.26 feet to a point; thence South 33 degrees 58 minutes seconds West for a distance of 104.37 feet to a point; thence thence South 37 degrees 11 minutes 08 seconds West for a distance of 206.79 feet to a point; thence South 32 degrees 53 minutes 48 seconds West for a distance of 103.39 feet to a point; thence South 24 degrees 29 minutes 52 seconds West for a distance of 76.26 feet to a point; thence South 18 degrees 26 minutes 22 seconds West for a distance of 150.28 feet to a point; thence South 10 degrees 26 minutes 05 seconds West for a distance of 116.19 feet to a point; thence South 09 degrees 37 minutes 50 seconds West for a distance of 348.64 feet to a point; thence South 12 degrees 02 minutes 18 seconds West for a distance of 131.34 feet to a point; thence South 15 degrees 26 minutes 50 seconds West for a distance of 94.14 feet to a point; thence South 21 degrees 34 minutes 35 seconds West for a distance of 66.81 feet to a point; thence South 26 degrees 33 minutes 47 seconds West for a distance of 414.68 feet to a point; thence South 23 degrees 15 minutes 21 seconds West for a distance of 70.28 feet to a point; thence South 19 degrees 35 minutes 37 seconds West for a distance of 102.34 feet to a point; thence South 16 degrees 43 minutes 06 seconds West for a distance of 116.95 feet to a point; thence South 21 degrees 37 minute 31 seconds West for distance of 101.46 feet to a point; thence South 24 degree3s 03 minutes 54 seconds West for a distance of 136.88 feet to a point; thence South 24 degrees 45 minutes 23 seconds West for a distance of 251.26 feet to a point; thence leaving the right-of-way of Codner Road North 16 degrees 56 minute 30 seconds West for a distance of 1882.17 feet to a point on the right of way of Georgia Highway No. 5 East and the TRUE POINT OF BEGINNING.

Said Tract being Tract II of DD&F Investments, LLLP and containing 37.63 acres more or less.

LESS AND EXCEPT, All that tract or parcel of land lying and being in Land Lot 135 of the 3<sup>rd</sup> District, Carroll County, Georgia, as described in Warranty Deed dated 11/30/12 from Lynda Daniell Fink to William G. Gainer recorded in Deed Book 5212, Page 634, Carroll County, Georgia Records containing 4.00 acres.

LESS AND EXCEPT, All that tract or parcel of land lying and being in Land Lot 135 of the 3<sup>rd</sup> District, Carroll County, Georgia, as described in Warranty Deed dated 06/24/10 from Lynda Daniell Fink to Joe Herman Daniell recorded in Deed Book 4773, Page 173, Carroll County, Georgia Records, containing 8.19 acres.

RECORDED

JAN 19 2016

*Alan J. Lee, Clerk*

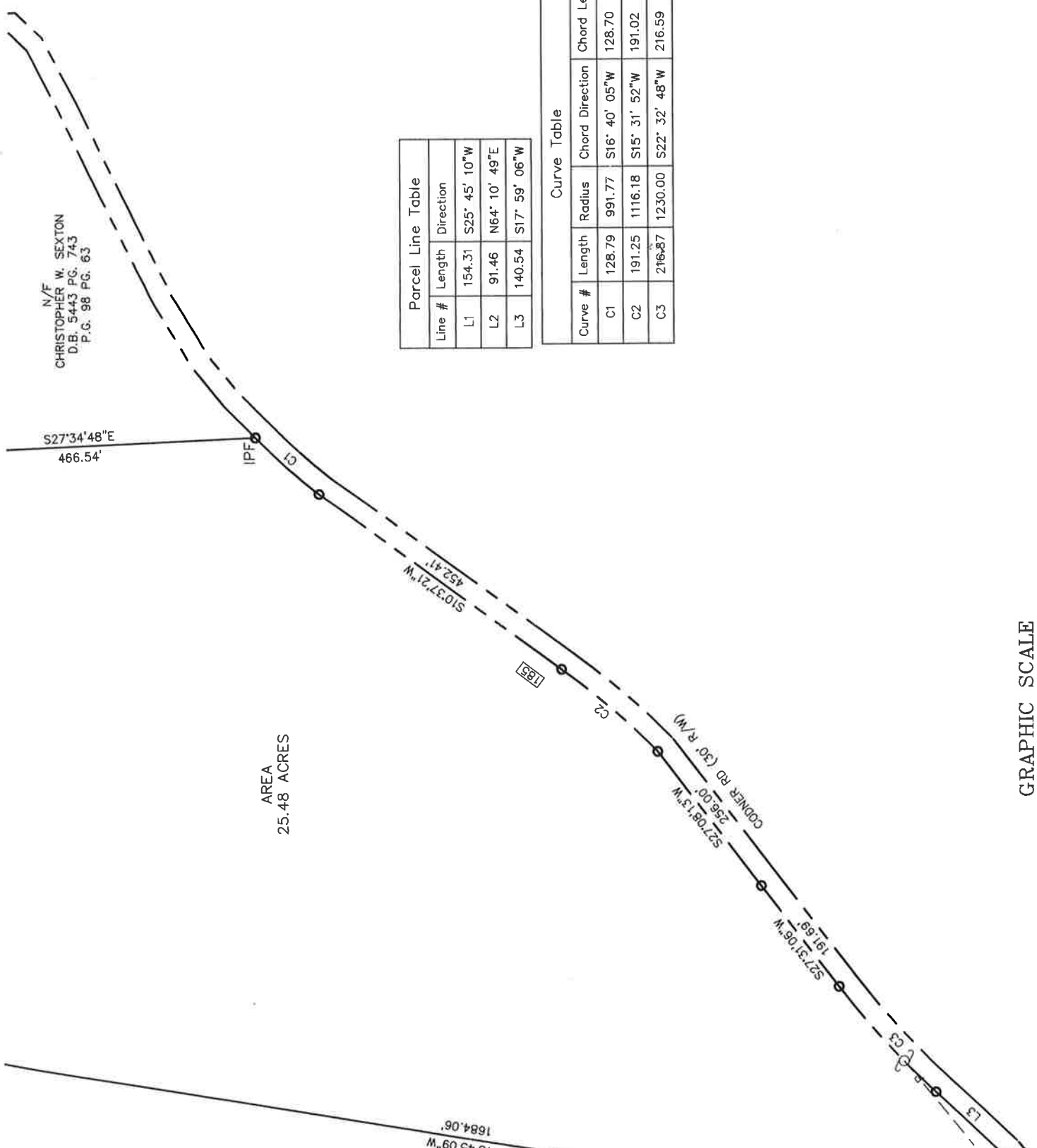
N/F  
CHRISTOPHER W. SEXTON  
D.B. 5443 PG. 743  
P.G. 98 PG. 63

S27°34'48"E  
466.54'

AREA  
25.48 ACRES

Parcel Line Table		
Line #	Length	Direction
L1	154.31	S25° 45' 10"W
L2	91.46	N64° 10' 49"E
L3	140.54	S17° 59' 06"W

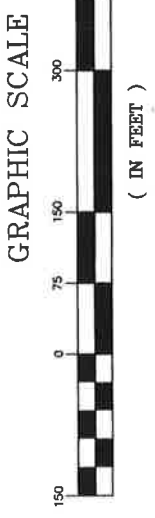
Curve Table			
Curve #	Length	Radius	Chord Direction
C1	128.79	991.77	S16° 40' 05"W
C2	191.25	1116.18	S15° 31' 52"W
C3	216.87	1230.00	S22° 32' 48"W



BOUNDARY SURVEY FOR:  
RICHARD W. SEXTON  
CAROL S. SEXTON

LOCATED IN LAND LOT 135 DISTRICT 3  
CARROLL COUNTY, GEORGIA  
SCALE: 1" = 150'  
CHECKED BY: REV: DATE: 07/24/201

SURVEY REFERENCES  
D.B. 5443 PG. 745  
P.B. 98 PG. 63  
P.B. 94 PG. 186







Overview



Legend

- Parcels
- Roads

Parcel ID 206 0105  
 Class Code Consv Use  
 Taxing District COUNTY  
 Acres 25.47

Owner SEXTON RICHARD W & CAROL S  
 173 CODNER RD  
 WHITESBURG, GA 301852753  
 Physical Address 185 CODNER RD  
 Assessed Value Value \$293199

Last 2 Sales			
Date	Price	Reason	Qual
1/19/2016	\$60000	LM	Q
8/3/2009	0	QC	U

(Note: Not to be used on legal documents)

Date created: 12/3/2021  
 Last Data Uploaded: 12/2/2021 6:17:46 PM

Developed by  Schneider  
 GEOSPATIAL