

Rezoning Application

Carroll County
423 College Street

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



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: Toby Shadix
 Address: 1035 Harlan Lane Rd City: VR State: GA Zip: 30180
 Phone: (770) 630-4013 Fax: () _____ Email: Tobyshadix@gmail.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: _____
 Rezoning Location (attach location map): _____
 Current Zoning: Ag
 Proposed Zoning: residential
 Proposed Use: _____
 Total acreage: 12.08
 Describe Proposed Rezoning: (attach additional sheets if necessary)
Rezone 2.39 acres & house

STAFF USE ONLY

Land Lot 254 of the 6th District, Carroll County Tax Map 167 Parcel 0924

Date Application Filed: 11-29-21 County Recipient: js
 Advertisement Date: 12-3-21 Sign Posting to before this date: 12-3
 Planning Commission First Reading Date: 12-28-21
 Planning Commission Hearing Date Scheduled: 12-29-21 at 6:30 p.m.
 County Commissioners Hearing Date Scheduled: 1-4-21 at 6:30 p.m.
 Rescheduled Hearing Date, if required: _____ Application No: _____
 Application Withdrawn with/without Prejudice: (please circle) _____
 Zoning Personnel: js Letter Sent to Applicant: 1 1

COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic:

N/A

Parking:

N/A

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:

N/A

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

NO

3. 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 12.08

rezone 2.39

REZONING QUESTIONS
CONTINUED

4. 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 barns

5. 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

6. 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.

N/A

7. 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? _____ How many households during the first year? _____

NO

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

NO

9. 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

10. 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.

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: House

Describe the type of structure that you plan to build: NONE

Is this a Multiple Road Frontage Lot: NO

see Attached: Survey

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Rezoning

Joby Shadix, 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 29th day of Nov, 2021

[Signature]
AFFIANT (signature)

Address: _____

Sworn to and subscribed before me this 29th day of Nov, 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

[Signature]
Notary Public

Entity: _____
Address: _____

My Commission Expires:



239680

BK PG

PT-61-022-2010-002729

4760 098

RETURN TO: MERINO & JARVIS, LLC
2985 Carroll Road
PO BOX 625
Villa Rica, GA 30180

TOBY SHADIX EW
1035 HARLAN LANE
VILLA RICA GA 30180

CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 0
INTANGIBLE TAX PAID \$
DATE 5-28-10

FILE NO. V09061849

Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

10 MAY 28 PM 2: 13

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CARROLL

THIS INDENTURE, Made the 23rd day of July, in the year Two Thousand Nine, between KRISTA D. SHADIX nka KRISTA D. ROBINSON, as party or parties of the first part, hereinafter called Grantor, and JAMES TOBY SHADIX, of the county of Carroll, and the State of Georgia, 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, 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 LOTS 254 AND 259 OF THE 5TH DISTRICT, CARROLL COUNTY, GEORGIA, BEING 12.08 ACRES AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 54, PAGE 105, 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.

BEING COMMONLY KNOWN AS: 1035 HARLAN LANE ROAD, VILLA RICA, GA 30180
TAX PARCEL NO: 167 0224

THIS QUITCLAIM DEED IS BEING CONVEYED PERSUANT TO THAT CERTAIN FINAL JUDGMENT AND DECREE FOR CIVIL ACTION FILE NO. 05-V-0138 GRANTOR HEREIN RELEASES ANY AND ALL INTEREST SHE MIGHT HAVE IN CAPTION PROPERTY AS ALL TERMS OF SAID ORDER HAVE BEEN FULFILLED.

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:

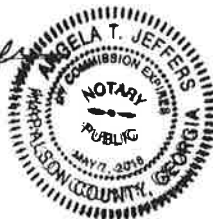
Krista D. Shadix *Krista D. Robinson*
(Seal)
KRISTA D. SHADIX nka KRISTA D. ROBINSON

Atty McHugh
(Unofficial Witness)

(Seal)

Angela T. Jeffers
(Notary Public)

(Seal)



RECORDED JUN 01 2010
Alan J. Lee, CLERK

Summary

Parcel Number 167 0224
 Location Address 1035 HARLAN LANE RD
 Legal Description HSE/ACC/12.08AC HARLAN LANE RD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 02)
 Millage Rate 25.637
 Acres 12.08
 Homestead Exemption Yes (S1)
 Landlot/District 254 / 06
 Water Public
 Sewer Septic Tank
 Electric Electricity
 Gas Pipe Gas
 Topography Level
 Drainage Good
 Road Class County
 Parcel Road Access Paved



[View Map](#)

Owner

SHADIX JAMES TOBY & KRISTA D
 1035 HARLAN LANE RD
 VILLA RICA, GA 30180

Tax Commissioner Link

[Click here for tax information.](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12.08

Residential Improvement Information

Style Two Story
 Heated Square Feet 3339
 Interior Walls Sheetrock
 Exterior Walls Comp. Bd.
 Foundation Basement - Full Part Finished
 Attic Square Feet 0
 Basement Square Feet 1436 - 15% Finished
 Year Built 1996
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 9
 Value \$290,641
 Condition Average
 Fireplaces\Appliances Const 2 sty 2 Box 2
 House Address 1035 HARLAN LANE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Bath/Rec. House	2017	28x50 / 0	0	\$73,592
Garage (Detached)	2017	28x50 / 0	0	\$47,099
Open Porch	2017	10x16 / 0	2	\$5,768
Pergola	2015	10x18 / 0	1	\$1,993
Pool: Vinyl	2002	18x36 / 0	1	\$13,647
Site Impr Good	2000	0x0 / 1	1	\$4,725
Canopy: Hay Shed/Pole Barn	1996	16x50 / 0	1	\$1,242
Shop or Machinery Bldg.	1996	40x50 / 0	1	\$20,250

Permits

Permit Date	Permit Number	Type
07/24/2017	1700518	OUTBUILDING
07/03/2002	0201864	POOL

CARROLL COUNTY PUBLIC WORKS DEPT.

Carroll County assumes no responsibility for overflow or erosion of natural drains beyond the extent of the street right of way or for the extension of culverts beyond the point shown on the approved and recorded plat.



Arc=196.43'
Rad=848.59'
Brg=N 47°41'09" E
Chd=195.99'

Arc=157.92'
Rad=848.59'
Brg=N 35°43'24" E
Chd=157.69'

in (d) of O.C.G.A. plat has been by or approved by if certificates, statements hereon. tations should be appropriate governmental or user of this plat ny parcel. gned land surveyor mples with the ards for property t forth in the rules eorgia Board of nal Engineers and et forth in O.C.G.A.

James Toby Shadix
Surveyor No. 2996
at Rd, Carrollton, Ga

873-3119

TOBER 5, 2020
linear and angular
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xus 35

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within one foot in

OWNER
TOBY SHADIX
1035 Harlan Lane Rd
Villa Rica, GA 30110
(770) 630-4013

**SURVEY FOR
JAMES TOBY SHADIX**

LAND LOT 254 & 259, 6th DISTRICT
CARROLL COUNTY, GEORGIA
DATE: 11 NOVEMBER 2020 SCALE: 1"=100'



Prepared By
William B. Sims
LAND SURVEYING

971 Center Point Road, Carrollton, Georgia 30117 (678) 873-3119

FINAL PLAT APPROVAL

All requirements of the Carroll County Subdivision Regulations relative to the preparation and submission of a final plat having been fulfilled, approval by this plat is hereby granted, subject to further provisions said subdivision regulations, and the plat has fully complied with the Carroll County Zoning Resolution, and the conditions of zoning approval have been met.

Date of Approval

Director, Community Development Department

GENERAL NOTES:

1. ZONED AGRICULTURE
2. MINIMUM LOT SIZE 2.3 AC.
3. NUMBER OF LOTS = 2
4. STATE WATERS LOCATED WITHIN THIS SITE BASED ON FIELD OBSERVATIONS.
5. 25' UNDISTURBED BUFFER REQUIRED ON ALL STATE WATERS.
6. A SEPTIC TANK PERMIT IS REQUIRED FROM THE DEPT. OF ENVIRONMENTAL HEALTH PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. PARCEL TO BE DIVIDED AND REMISED; 167-0224
8. AS PER FEMA FLOOD MAP NUMBER 13045C00400, EFFECTIVE 9/19/2007 THIS PROPERTY IS LOCATED IN A ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

REFERENCE:
D.B. 1151 PG. 506
P.B. 19 PG. 5
D.B. 384 PG. 476
D.B. 1196 PG. 307
P.B. 13 PG. 8
D.B. 356 PG. 748
P.B. 13 PG. 101
D.B. 619 PG. 769

