

503



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 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: Phillip Smith
 Address: #309004 Tamarwood Ct. City: Villa Rica State: GA Zip: 30150
 Phone: (770) 480-0135 Fax: () - - Email: dimitrismit1@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: 130 East Lake Boulevard
 Rezoning Location (attach location map): _____
 Current Zoning: Agricultural
 Proposed Zoning: R-2 Residential
 Proposed Use: Build 1600 House with Basement
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)
 Total acreage: 5.00 AC ±
 Describe Proposed Rezoning: (attach additional sheets if necessary) cut 5 acres into 2 1/2 acreage pieces, build 1600 House with Basement.

STAFF USE ONLY

Land Lot 104 of the 6th District, Carroll County Tax Map 149 Parcel 0051
 Date Application Filed: 12-15-21 County Recipient: DD
 Advertisement Date: 1-10-22 Sign Posting to before this date: 1-10-22
 Planning Commission First Reading Date: 12-28-21
 Planning Commission Hearing Date Scheduled: 1-25-22 at 6:30 p.m.
 County Commissioners Hearing Date Scheduled: 2-1-22 at 6:30 p.m.
 Rescheduled Hearing Date, if required: _____ Application No: Z-22-01-01
 Application Withdrawn with/without Prejudice: (please circle) _____
 Zoning Personnel: jit Letter Sent to Applicant: 1/1

OK # 28997



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: *add 2 cars in morning & 2 in afternoon.*

Parking: *large*

Availability of Public Facilities/Utilities: *county water, and septic tanks.*

Other relevant Impacts of the Proposal: _____

Describe how the proposed Rezoning will be a benefit to the public. *The land is empty with more taxable value.*

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 It is Agricultural, Needs to be B2 For the house to set on 2 Acres

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, Next Door.

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, house sits on 5 acres, want to split in half to put another house, each would have 2 1/2 acres each.

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:

1600 sq. ^{feet} Ft. house on a basement, Hardi siding

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.

The two houses to the left are on 2 acre lots.

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? 4 How many households during the first year? 1

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.

water,

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

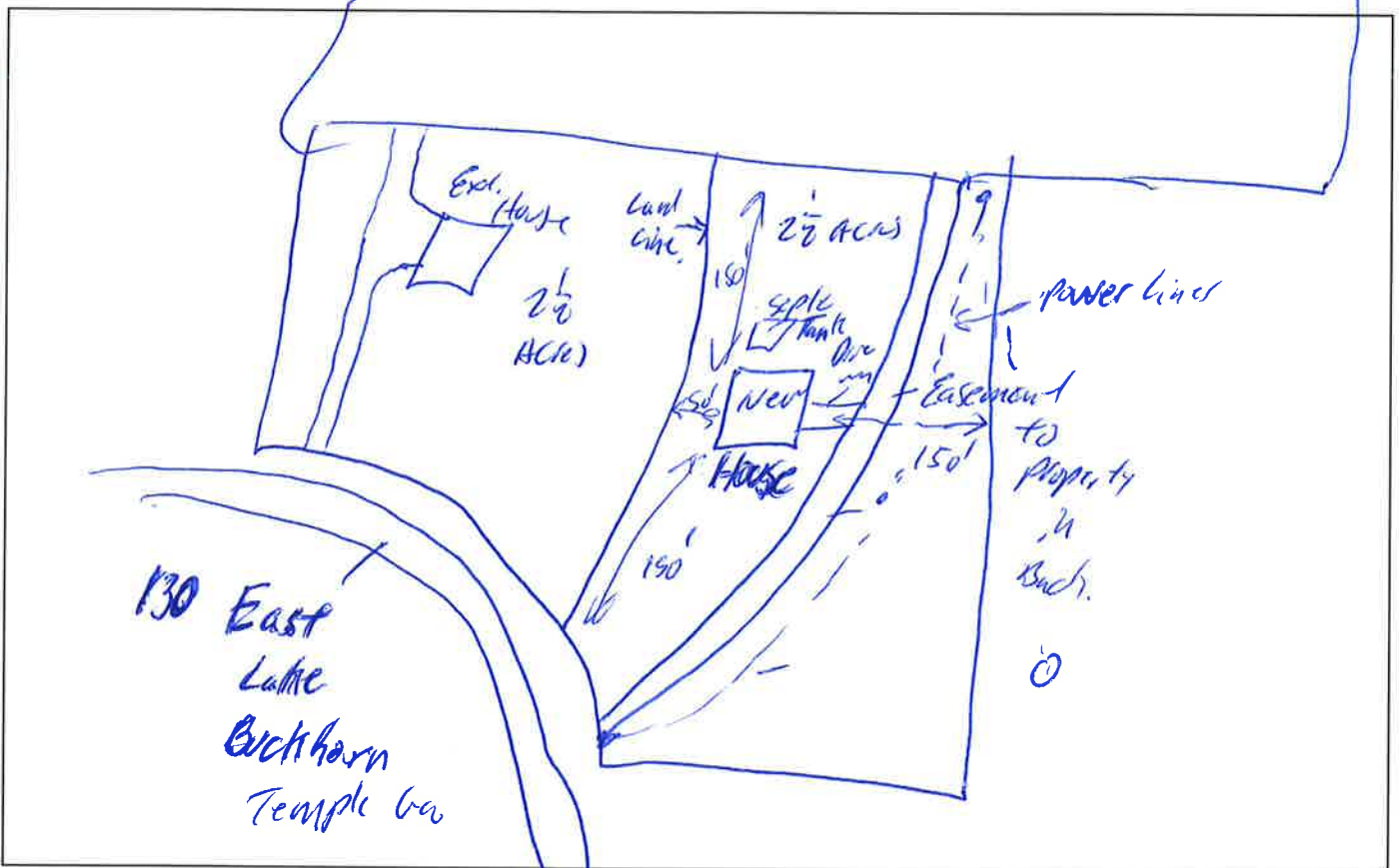
Please check: COMMERCIAL OTHER: _____

- 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 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)* _____

Is this a multiple road frontage lot? _____





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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING APPLICATION

Phillip, 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 15th day of Dec., 2021.

AFFIANT (signature)

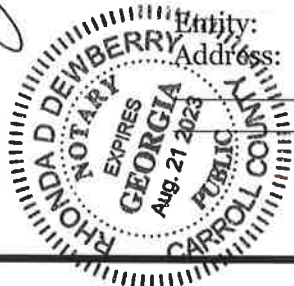
Address: _____

Sworn to and subscribed before me this 15 day of December, 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

Notary Public

My Commission Expires: _____



349475

BK PG
5362 079

②
✓

Prepared By and Return To:
DAVID J. MCMAHAN, LLC
Attorney at Law
228 South Carroll Road
Villa Rica, Georgia 30180
Attn: David J. McMahan
File No. R1003-14

PT-61-022-2014-004390
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 22.00
INTANGIBLE TAX PAID \$ _____
DATE 10-28-14
Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
CARROLL COUNTY
GA
14 OCT 28 PM 1:17
Alan J. Lee
CLERK OF SUPERIOR COURT

STATE OF GEORGIA,
COUNTY OF Carroll

WARRANTY DEED

THIS INDENTURE, Made this 22nd day of October, in the year Two Thousand Fourteen (2014) between,

LISA P. LANGLEY,

of the County of, State of Georgia, as party or parties of the first part, hereinafter called "Grantor", and

PHILIP SMITH,

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations (\$10.00 & OVC) 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, the following:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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, sealed and delivered this General Warranty Deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Beth Perry
Unofficial Witness

Lisa P. Langley (seal)
LISA P. LANGLEY

David J. McMahan
Notary Public
My Commission Expires:
(SEAL)





Overview



Legend

-  Parcels
-  Roads

Parcel ID	149 0051	Owner	SMITH PHILIP	Last 2 Sales			
Class Code	Residential		PO BOX 1329	Date	Price	Reason	Qual
Taxing District	COUNTY		CARROLLTON, GA 30112	10/22/2014	\$22000	LM	Q
Acres	5	Physical Address	130 ELAKE BUCKHORN RD	10/20/2014	0	LA	U
		Assessed Value	Value \$200182				

(Note: Not to be used on legal documents)

Date created: 8/31/2021
 Last Data Uploaded: 8/30/2021 6:17:04 PM

Developed by  **Schneider**
 GEOSPATIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/22/2014	5362 079	21 185	\$22,000	Land Market Sale	LANGLEY LISA P	SMITH PHILIP
10/20/2014	5362 077	21 185	\$0	Gift/Love & Affection	LANGLEY DONALD P & LISA P REVOC TRUST	LANGLEY LISA P
2/20/2013	5249 066		\$0	Corrective Deed	LANGLEY DONALD P & LISA FKA LISA PUCKETT	LANGLEY DONALD P & LISA P REVOCABLE
11/19/2012	5209 820	21 185	\$0	Quitclaim	LANGLEY DONALD P & LISA P	LANGLEY DONALD P & LISA P REVOCABLE
9/1/1996	941 496	21 185	\$21,500	Land Market Sale	ALLEN WILMA	PUCKETT LISA C
8/1/1996	941 495	21 185	\$0	Corrective Deed	ALLEN WILMA	ALLEN WILMA
12/27/1980	416 612	21 185	\$0	Not Fair Market		ALLEN WILMA

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$175,856	\$162,036	\$23,748	\$23,748	\$23,748
Land Value	\$36,969	\$33,608	\$33,608	\$23,748	\$23,748
+ Improvement Value	\$159,838	\$139,748	\$125,928	\$0	\$0
+ Accessory Value	\$3,375	\$2,500	\$2,500	\$0	\$0
= Current Value	\$200,182	\$175,856	\$162,036	\$23,748	\$23,748

Photos



Sketches

Summary

Parcel Number 149 0051
Location Address 130 E LAKE BUCKHORN RD
Legal Description HSE/5 AC E LAKE BUCKHORN 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 5
Homestead Exemption No (S0)
Landlot/District 104 / 06
Water Well
Sewer No Sewer
Electric Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved



[View Map](#)

Owner

SMITH PHILIP
 PO BOX 1329
 CARROLLTON, GA 30112

Tax Commissioner Link

[Click here for tax information.](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

Residential Improvement Information

Style One Story
Heated Square Feet 1555
Interior Walls Sheetrock
Exterior Walls Cement Fiber (Hardiplank)
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2018
Roof Type Arch. Shingles-Asphalt
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 4
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$159,838
Condition Average
House Address 130 LAKE BUCKHORN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Impr Average	2018	0x0 / 1	1	\$3,375

Permits

Permit Date	Permit Number	Type
03/22/2018	1800158	HOUSE
01/01/2018	ST2020101	SEPTIC TANK