



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## CONDITIONAL USE APPLICATION

Date Received: 6/30/22  
Received by: [Signature]

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: Austin McCaghren + Candace McCaghren  
 Address: 1064 Lorrorn Mill Rd. City: Bowdon State: Ga Zip: 30108  
 Phone: (404) 805-5290 Fax: ( ) - - Email: ccrmccaghren@gmail.com

Agent Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - - Email: \_\_\_\_\_

Owner Name (if different from applicant): Brent and Karen McCaghren  
 Address: 1064 Lorrorn Mill Rd.  
 Phone: (770) 235-0966 Fax: ( ) - -  
770-833-9416

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

**PROJECT**

Project Name: Austin + Candy's house  
 Conditional Use Location (attach location map): \_\_\_\_\_  
 Proposed Use: manufactured home / double wide  
 Square Footage of Proposed Residence: 1800  
 (must be at least 1,230 square feet)

Total acreage: 496.18

Describe Proposed Conditional Use:  
I want to put an additional home on family land.

Staff Use Only

Land Lot 113 of the 9<sup>th</sup> District, Carroll County Tax Map D14 Parcel 033



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: very minimum, except the use of a new driveway.

Parking: None

Availability of Public Facilities/Utilities: None

Other relevant Impacts of the Proposal: None

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

Private residence.

### 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:

Janet Hyde, County Planner  
Department of Community Development  
423 College Street  
Carrollton, Georgia 30117

### For Department Use Only

Application No: \_\_\_\_\_  
 Filing Fee: \$350  
 Pre-Application Conf: 6-2-22  
 Date Advertised: \_\_\_\_\_  
 Date Notices Sent: \_\_\_\_\_  
 PC Public Hearing Date: 7-19-22  
 BoCC Public Hearing Date: 8-2-22  
 Disposition: \_\_\_\_\_  
 Approved by Resolution #: \_\_\_\_\_



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## SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER:

Residential / Agricultural

- 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: \_\_\_\_\_

Describe the type of structure that you plan to build: \_\_\_\_\_

1800 sq manufactured home

Is this a multiple road frontage lot? \_\_\_\_\_

See attached

Sketch of Property

370 742

BK PG

5462 475

FOR CLERK'S USE ONLY:

PT-61-022-2016-001669  
 CARROLL COUNTY, GEORGIA  
 REAL ESTATE  
 TRANSFER TAX PAID \$ 155.00  
 INTANGIBLE TAX PAID \$ \_\_\_\_\_  
 DATE 4-28-16  
 Alan J. Lee  
 CLERK OF SUPERIOR COURT

FILED  
 GA. CARROLL COUNTY  
 CLERK OF SUPERIOR COURT

16 APR 28 PM 3:55

Alan J. Lee  
 CLERK OF SUPERIOR COURT  
 CARROLL COUNTY, GEORGIA

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Prepared by and return to: NTC  
 G. Gregory Shadrix, Esq.  
 SHADRIX LANE, P.C.  
 414 College Street  
 Carrollton, GA 30117  
 (770) 830-0809

EXECUTOR'S DEED

GEORGIA, CARROLL COUNTY:

THIS INDENTURE is made this 14<sup>th</sup> day of April, 2016, between BRENT S. McCAGHREN, of the County of Carroll and State of Georgia, as Executor of the Last Will and Testament of HOMER G. McCAGHREN, late of Carroll County, Georgia, deceased, of the First Part, and BRENT S. McCAGHREN, of the County of Carroll and State of Georgia, of the Second Part,

WITNESSETH:

That the party of the First Part, by virtue of the power and authority to him given in and by said Last Will and Testament of HOMER G. McCAGHREN, deceased, and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), plus other good and valuable considerations, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm, unto the party of the Second Part, their heirs and assigns forever:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

A portion of the Northeast corner of lot of land No. 121 starting at the Spring Branch running from original line of lot No. 114 to Indian Creek highwater mark, the same being the Northwest line, bounded on the Southwest by Indian Creek and containing 30 acres of land more or less; Also the Northwest corner of lot of land No. 120 lying on the West side of Indian Creek containing 75 acres of land, more or less. This deed conveying 105 acres of land, more or less, lying and being in the original 9<sup>th</sup> Land District of Carroll County, Georgia.

Also all that certain piece, parcel or tract of land containing 57.32 acres, more or less, situated, lying and being on a settlement road leading to Bowdon to Tallapoosa Public Road, about 2 1/2 miles Northwest of Bowdon, in Militia District No. 1111 and in 9<sup>th</sup> Land District of Carroll County, Georgia, being the East side of Land Lot No. 114, bounded on North, East and South by original Land Lot lines of said Lot and having such shapes, metes, courses and distances as will more fully appear by a plat thereof made by T. A. Cook July 19, 1923, on file at Federal Land Bank of Columbia. Bounded on North by J. T. Stogner, J. D. Eason and B. F. Boykin; on South by Charlie Jones, on West by M. C. Cumbie.

Also the West half of the East half of Lot of Land No. 114 in 9<sup>th</sup> Land District, except three acres, more or less, on East side of Road in S. W. of West Half of East Half of Lot 114. Also 1/8 of an acre, more or less, in N. E. Corner of S. W. ¼ of the East Half of Land Lot No. 114, also beginning at the N. W. Corner of W. J. Gamble's land running West 9 Rods to a rock corner in the settlement road; thence East along said Road 9 Rods to Gamble's line; thence North along said line to starting point containing 5 acres in Land Lot 114 in original 9<sup>th</sup> Land District, Carroll County, Georgia.

Also that certain tract or parcel of land lying and being in Land Lots Numbered 113-114 and 122 of 9<sup>th</sup> District of Carroll County, Georgia containing 308.57 acres, more or less, and more particularly described as follows: Beginning at a point on the North boundary line of Land Lot 113 at the intersection of Land Lot line and the Columbus Road, which point is also 264 feet West of the Northeast corner of Land Lot 113 and running thence South 88 ½ degrees West 40 chains to the N. W. Corner of Land Lot 113; thence South 2 degrees E. 46 chains and 25 Links to the South boundary of Land Lot 113; thence North 88 degrees East along the South boundary of Lot 113 about 26.4 chains to the run of a branch; thence South 32 degrees West 1 chain; thence South 72 degrees East into Lot 122-1 chain 65 links; thence South 65 degrees East 3 chains; thence North 86 degrees East 4 chains 75 links; thence North 55 degrees East 2 chains 25 links; thence North 15 degrees East 3 chains; thence North 65 degrees East 2 chains 25 links to South line of Land Lot 113; thence North 88 degrees East along the South boundary of Lot 114-23 chains 75 links; thence North 2 degrees West 24 chains to a road; thence South 88 degrees West 2 chains 38 links; thence North 21 chains to North line of Lot 114; thence South 88 ½ degrees West along North line of Lot 114 a distance of 13 chains to a point 187 feet East of Northwest corner of Lot 114; thence Southwest direction along property of W. O. Stogner a distance of 296.9 into Land Lot 113; thence West 100 feet to the Columbus Road; thence in a Northwesterly direction along Columbus Road 266.4 feet to beginning point.

LESS AND EXCEPT THE FOLLOWING TRACTS:

Tract 1: All that certain tract or parcel of land containing 25 acres, more or less, located in Land Lot 113 of the 9<sup>th</sup> Land District of Carroll County, Georgia, more particularly described as follows:

BEGIN at a point on the west line of the county road known as the Bowdon-Smithfield Road where said west line of said road is intersected by the south line of Land Lot 113 run thence northerly along the west side of the right of way of said road 590 feet; thence westerly in a line parallel with the south land lot line of Land Lot 113 1,848 feet; thence south 590 feet, more or less, to the south line of Land Lot 113; thence easterly along the south line of Land Lot 113 1,848 feet to the beginning point.

Tract 2: All that certain tract or parcel of land containing 2.68 acres located in Land Lot 122 of the 9<sup>th</sup> Land District of Carroll County, Georgia and being the 2.68 acres lying immediately south of the land described in Tract 1 and being the 2.68 acres shown on plat attached to a loan deed made by Thomas J. Butler to John Hancock Mutual Life Insurance Company which plat is recorded in Deed Book 18, page 463, Carroll County, Georgia records and reference to which plat is hereby made for a more particular description of the metes and bounds of the said 2.68 acres.

Said property is conveyed together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and revision and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which testator had in his lifetime, and at the time of testator's decease; and which the party of the First Part has by virtue of said Last Will and Testament, or otherwise, of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, unto the parties of the Second part, their heirs and assigns forever.

And the party of the First Part, for his heirs, executors and administrators, does covenant, promise and agree to and with the parties of the Second Part, that BRENT S. McCAGHREN is lawfully Executor of the Last Will and Testament of said HOMER G. McCAGHREN, that he has the power to convey as aforesaid, and that he has in all respects acted, in making this conveyance, in pursuance of the authority granted in and by said Last Will and Testament of HOMER G. McCAGHREN, and, further, that he has not made, done or suffered any act, matter or thing whatsoever since he was appointed Executor as aforesaid, whereby the above-granted premises, or any part thereof, now are, or at any time hereafter shall, or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the party of the First Part has set his hand and seal this the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

My Comm. Expires:

(SEAL)

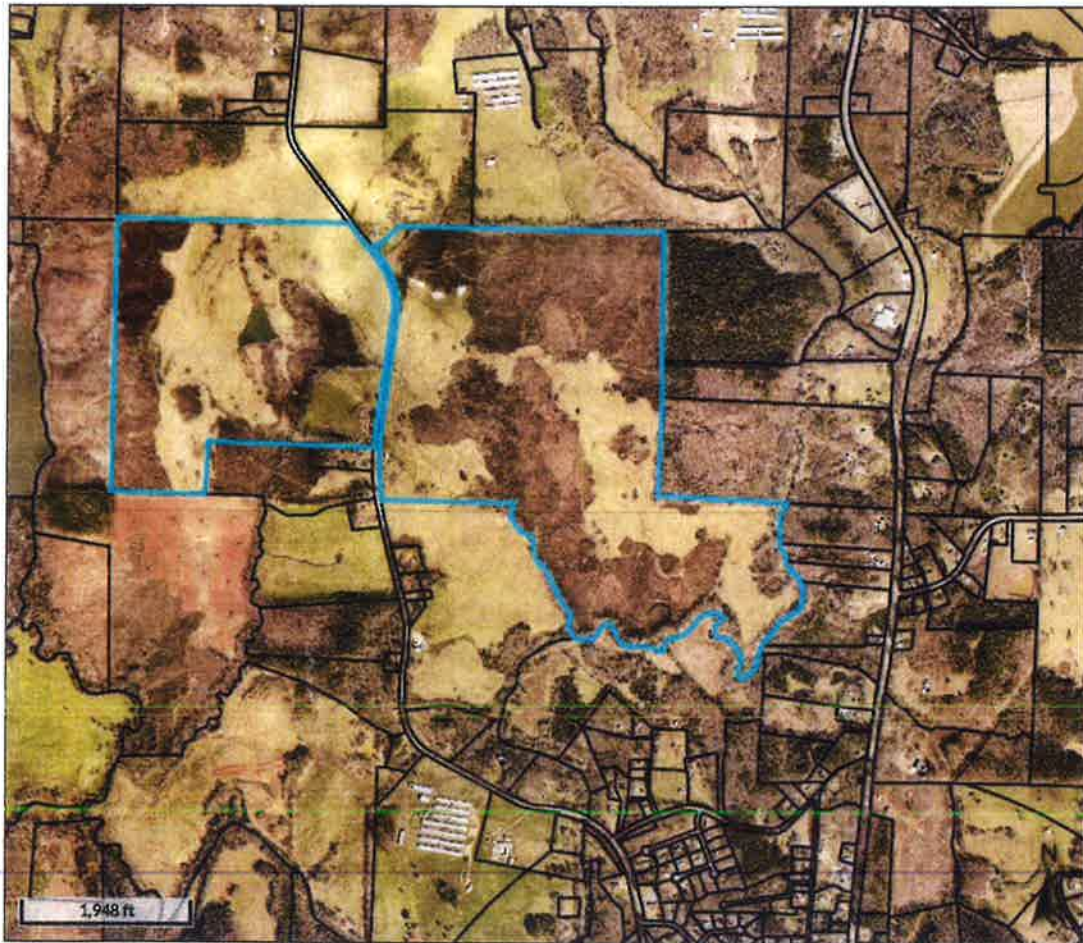
[Signature] (Seal)  
Brent S. McCaghren, as Executor of the Last Will and Testament of Homer G. McCaghren



RECORDED

MAY 19 2016

Alan J. Lee, Clerk



**Overview**



**Legend**

-  Parcels
-  Address Numbers
-  Roads

**Parcel ID** 014 0033  
**Class Code** Consv Use  
**Taxing District** COUNTY  
**Acres** 496.18

**Owner** MCCAGHREN BRENT'S & KAREN J (JTRS)  
**Physical Address** 1065 LOVVORN MILL RD BOWDON, GA 30108  
**Assessed Value** Value \$1277776

**Last 2 Sales**

Date	Price	Reason	Qual
4/28/2016	\$155000	ES	U
4/28/2016	0	LA	U

**(Note: Not to be used on legal documents)**

Date created: 5/24/2022  
 Last Data Uploaded: 5/23/2022 6:41:57 PM

Developed by 



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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A CONDITIONAL USE APPLICATION

Austin McCaughren, 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 **CONDITIONAL USE 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 2nd day of June, 2022.

Austin M

AFFIANT (signature)

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed before me this 2nd day of June, 2022

James L. Hyde  
Notary Public  
Carroll County  
Dept. of Community

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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## Rezoning Application

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the rezoning application. Owner is the property owner.

**(Please type or legibly print)**

**Property Address:**

**Applicant Name**

*Austin McLaghren*

**Address:**

**City:**

**State:**

**Zip:**

**Phone: ( ) -**

\_\_\_\_\_ (Owner's Name), 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 a Rezoning under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of rezoning this property.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 2nd day of June, 2022.

*Burt McCay*  
AFFIANT (Owner's signature)

Sworn to and subscribed before me this 2nd day of June, 2022

Notary Public: Janet L. Hyde



My Commission Expires: