



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: Mark M Sprewell SR
Address: 2179 Tyus Carrollton Rd City: Carrollton State: Georgia Zip: 30117
Phone: (770) 8452986 Fax: () - - Email: megotwox@bellsouth.net

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): 2548 S 27 HWY, PARCEL NUMBER 0910140
Current Zoning: Agriculture
Proposed Zoning: Commercial
Proposed Use: _____

Total acreage: 7.31
(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)

Describe Proposed Rezoning: (attach additional sheets if necessary) My wife and I would like to open a shop for her to do quilting, refinish furniture, and have an occasional paint party. I would like to operate a small used farm equipment and tractor sales

STAFF USE ONLY

Land Lot 1 of the 10th District, Carroll County Tax Map 091 Parcel 0140

Date Application Filed: 6-10-22 County Recipient: pli

Advertisement Date: 7-1-22 Sign Posting to before this date: 7-1-22

Planning Commission First Reading Date: 6-21-22

Planning Commission Hearing Date Scheduled: 7-19-22 at 6:30 p.m.

County Commissioners Hearing Date Scheduled: 8-2-22 at 6:30 p.m.

Rescheduled Hearing Date, if required: _____ Application No: 222-07-02

Application Withdrawn with/without Prejudice: (please circle)

Zoning Personnel: pli Letter Sent to Applicant: / /



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COMPREHENSIVE PLAN

Describe how the proposed Rezoning will affect:

Traffic: NONE

Parking: NONE

Availability of Public Facilities/Utilities: NONE

Other relevant Impacts of the Proposal: _____

Describe how the proposed Rezoning will be a benefit to the public. _____

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, I would like to have a Small business at this location and it is currently Zoned Residential Agriculture

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.
SunSouth John Deere is located directly across the road, AG South is located directly beside this property. This property is surrounded by Commercial Properties.

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:
A 4,000 Sq Ft Brick Home that has been used as a School for the past several years by the previous owner. 1 Small Out Building

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: NONE

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.
It is surrounded by other commercial properties

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 How many households during the first year? NONE

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.
N/A

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:

A 4,000 sq. ft Brick Home that has been used as a school by the previous owner. 1 small building.

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) N/A

Is this a multiple road frontage lot? No

See attached Sketch of Property



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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A REZONING APPLICATION

Mark Sprewell 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 10th day of June 2022

Mark M. Sprewell Sr.

AFFIANT (signature)

Address: 2179 Tyus Carrollton Rd.
Carrollton, Ga. 30117

Sworn to and subscribed before me this 10th day of June 2022



Notary Public

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:

Summary

Parcel Number 091 0140
Location Address 2548 S 27 HWY
Legal Description HSE/7.31AC/ HWY 27 S
 (Note: Not to be used on legal documents)
Class E6-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 02)
Millage Rate 25.637
Acres 7.31
Homestead Exemption No (50)
Landlot/District 001 / 10
Water Public
Sewer Septic Tank
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class Federal
Parcel Road Access Paved



[View Map](#)

Owner

LIGHTHOUSE CLASSICAL HOMESCHOOLERS
 ACADEMY INC
 2548 S HWY 27
 CARROLLTON, GA 30117

Tax Commissioner Link

[Click here for tax information.](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	ACRE \$6500	Acres	513,137	0	0	7.31	0

Residential Improvement Information

Style One Story
Heated Square Feet 2748
Interior Walls Sheetrock
Exterior Walls Masonry (Brick)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 1536 Unfinished
Year Built 1961
Roof Type Asphalt Shingles
Flooring Type Carpet
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 10
Value \$218,760
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 2548 27

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Impr Good	1999	0x0 / 1	1	\$4,725

Permits

Permit Date	Permit Number	Type
10/07/2014	1400447EL	ELECTRICAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/9/2014	5326 487		\$88,750	Government Resale SB346	FEDERAL HOME LOAN MORTGAGE CORPORATION	LIGHTHOUSE CLASSICAL HOMESCHOOLERS
7/2/2013	5283 302		\$167,309	Govt Repo Sale	WELLS FARGO BANK NA	FEDERAL HOME LOAN MORTGAGE CORPORATION
7/2/2013	5283 298		\$167,309	Repo/Foreclosure	JOHNSON JOSEPH K & SHERRY M (J	WELLS FARGO BANK NA
8/19/1999	1161672		\$255,000	Fair Market Sale	HIGHTOWER R J & HELE	FULTON DENNIS & CARO
4/28/1998	1041451		\$0	Right o Way/Easement	HIGHTOWER	HIGHTOWER R J & HELE
2/17/1990	654 768		\$0	Not Fair Market		HIGHTOWER

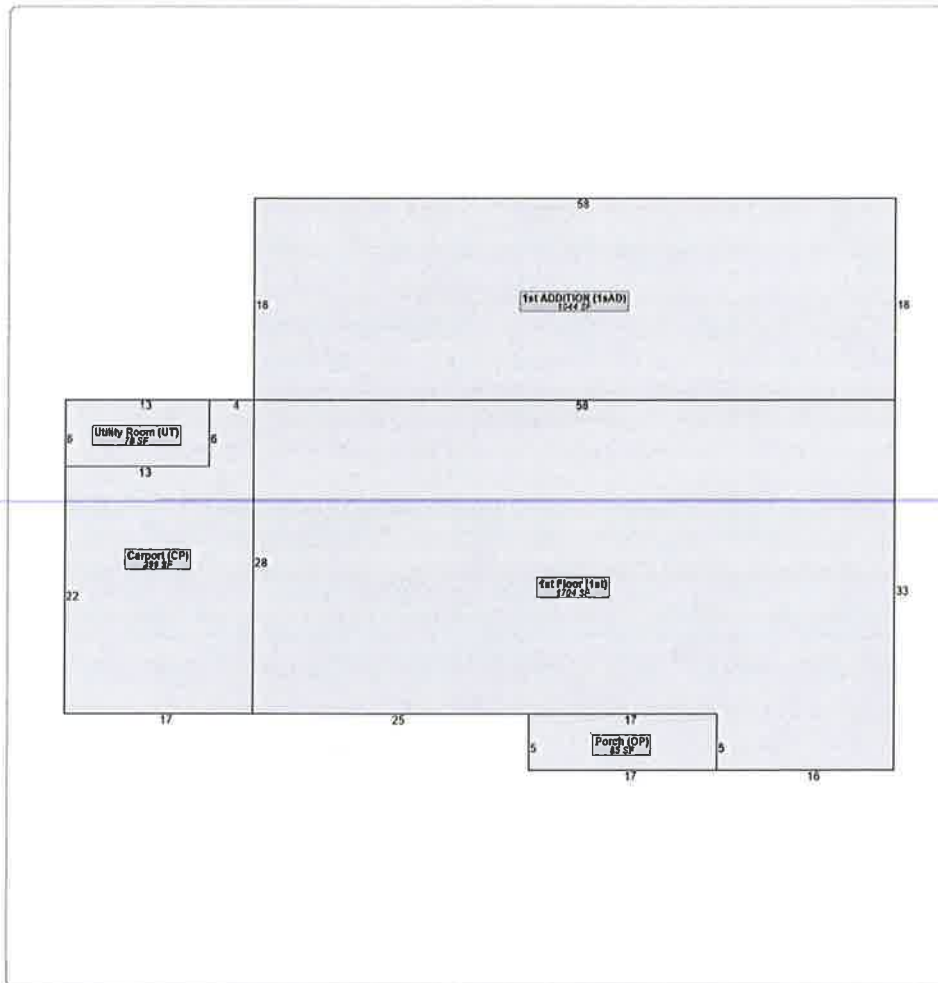
Valuation

	2021	2020	2019	2018	2017
Previous Value	\$250,283	\$231,888	\$211,291	\$211,291	\$211,291
Land Value	\$47,515	\$47,515	\$47,515	\$47,515	\$47,515
+ Improvement Value	\$218,760	\$199,268	\$180,873	\$160,276	\$160,276
+ Accessory Value	\$4,725	\$3,500	\$3,500	\$3,500	\$3,500
= Current Value	\$271,000	\$250,283	\$231,888	\$211,291	\$211,291

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Carroll County Tax Assessor makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem purposes.

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Version 2.3.197

Prepared by/return to:
James B. Head, Attorney at Law
310B Newnan St., Carrollton, GA 30117

WARRANTY DEED

Cross Reference to:
Deed Bk 5326, Pg. 487

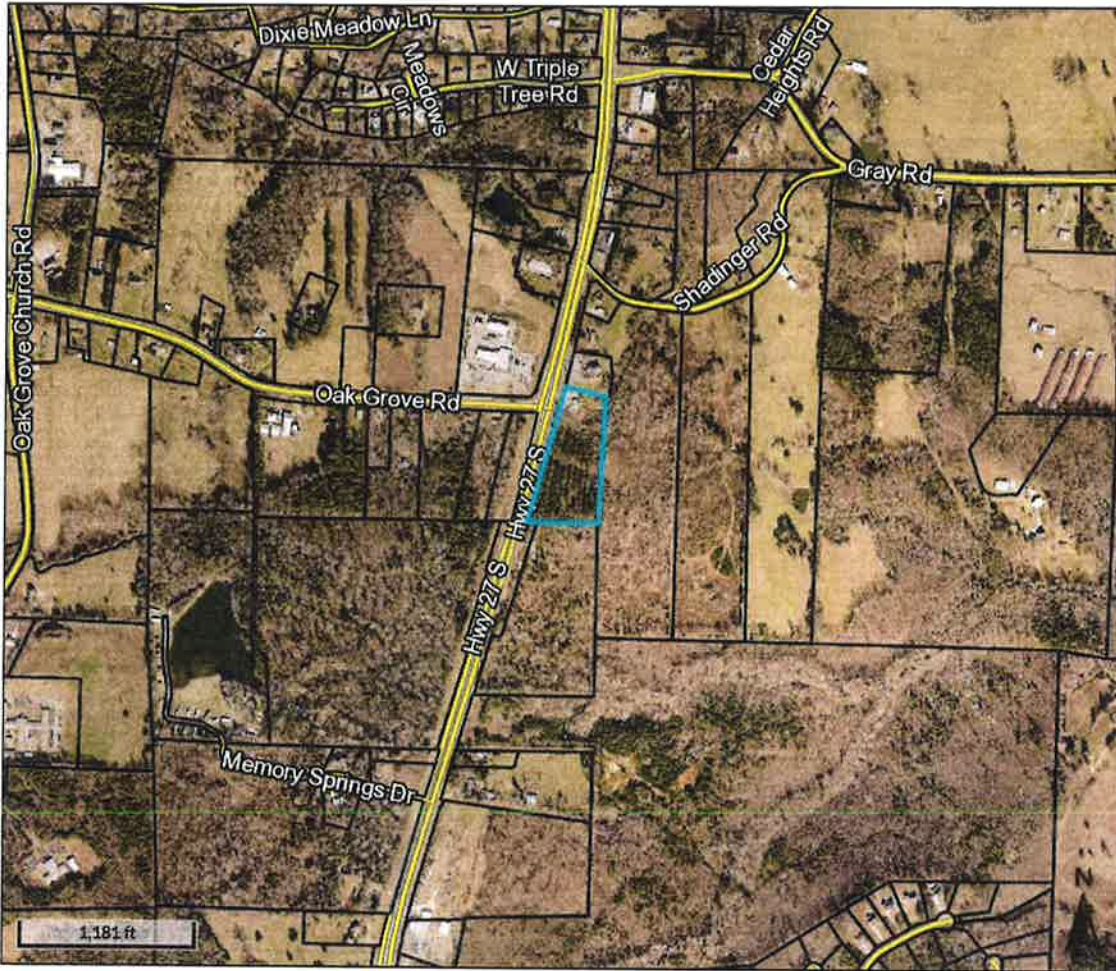
Send Tax Notices to:
2179 Tyus-Carrollton Rd., Carrollton, GA 30117

STATE OF GEORGIA, COUNTY OF CARROLL

THIS INDENTURE, made this the 6th day of June, in the year Two Thousand Twenty-Two (2022) between **LIGHTHOUSE CLASSICAL HOMESCHOOLER'S ACADEMY, INC.**, a domestic nonprofit corporation formed in the State of Georgia, as party or parties of the first part, hereinafter call Grantor; and, **MARK M. SPREWELL, SR.**, 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 and to include singular or plural where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, 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 that tract or parcel of land in Land Lot 1 of the 10th district of Carroll County, Georgia, and be more particularly described in **Exhibit "A"**, attached hereto and incorporated herein for reference.

Subject to all easements, right of ways, and restrictions of record.



Overview



Legend

- Parcels
- Roads

Parcel ID	0910140	Owner	LIGHTHOUSE CLASSICAL HOMESCHOOLERS	Last 2 Sales			
Class Code	Exempt		ACADEMY INC	Date	Price	Reason	Qual
Taxing District	COUNTY		2548 S HWY 27	5/9/2014	\$88750	GR	U
Acres	7.31		CARROLLTON, GA 30117	7/2/2013	\$167309	GS	U
		Physical Address	2548 S 27 HWY				
		Assessed Value	Value \$308620				

(Note: Not to be used on legal documents)

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