



# 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 3<sup>rd</sup> 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: Michael Russell Branon  
Address: 659 Beulah Ch. Rd. City: Carrollton State: GA Zip: 30117  
Phone: (678) 876-5817 Fax: ( ) - - Email: subbranon@yahoo.com

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

Owner Name (if different from applicant): Milladean R. Branon  
Address: 310 Wilson Dr. Carrollton, GA  
Phone: (706) 851-6353 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: Peachstate Powerstroke  
Rezoning Location (attach location map): 659 Beulah Ch. Rd. Carrollton, GA 30117  
Current Zoning: residential  
Proposed Zoning: commercial  
Proposed Use: Diesel Repair Shop  
*(If residential, the residence must be at least 1,230 square feet, or as expressly approved by the Board of Commissioners)*  
Total acreage: .80 ~ .90  
Describe Proposed Rezoning: (attach additional sheets if necessary) Need to be re-zoned to obtain a business license

STAFF USE ONLY

Land Lot 164 of the 10<sup>th</sup> District, Carroll County Tax Map 074 Parcel 0123  
Date Application Filed: 6-1-22 County Recipient: gh  
Advertisement Date: 7-1-22 Sign Posting to before this date: 6-30-22  
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: 2-22-07-01  
Application Withdrawn with/without Prejudice: (please circle) \_\_\_\_\_  
Zoning Personnel: gh Letter Sent to Applicant: / /



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## 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. Allow another successful business in the county. It has been a business off & on since 1984.

## 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?

N/A

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

N/A

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.

N/A

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:

1 Shop. 36' x 42'

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:

N/A

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.

certificate of organization since 08/05/2020

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? ND How many households during the first year? N/A

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

ND

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: 36' x 42' shop

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? yes, Beulah Ln Rd + Plowshare Rd.

*See attached*



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STATE OF GEORGIA  
COUNTY OF CARROLL



## AFFIDAVIT FOR A REZONING APPLICATION

Michael Branton, 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 1 day of June, 2022.

\_\_\_\_\_  
AFFIANT (signature)

Address: 215 Hollyberry Dr.  
Dallas GA 30157  
\_\_\_\_\_

Sworn to and subscribed  
before me this 1st day  
of June



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:

My Commission Expires \_\_\_\_\_



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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: 659 Beulah Ch. Rd. Carrollton GA 30117

Applicant Name: Michael Russell Branon

Address: 215 Hollyberry Dr. 1

City: Dallas State: GA Zip: 30157

Phone: (678) 876 - 5817

\_\_\_\_\_ (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 1<sup>st</sup> day of June, 2022

Michael R. Branon  
AFFIANT (Owner's signature)

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, May 7, 2022

Janet L. Hyde  
Notary Public, Carroll County, Georgia

My Commission Expires:

DEED ONLY, NO TITLE OPINION  
After recording, return to:  
James W. Wallis, Jr.  
SMITH, WALLIS & SCOTT, L.L.C.  
303 Courtyard Square  
Carrollton, Georgia 30117  
770/214-2500 Phone  
770/214-2501 FAX

CARROLL COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID 0

DATE 7-25-00

*Kenneth Skinner*  
CLERK OF SUPERIOR COURT

FILED  
GA. CARROLL COUNTY  
SUPERIOR COURT  
00 JUL 25 PM 2:14  
*Kenneth Skinner*  
CLERK SUPERIOR COURT  
CARROLL COUNTY GEORGIA

Space above this line for Official use only

**WARRANTY DEED**

**STATE OF GEORGIA, CARROLL COUNTY:**

THIS INDENTURE, made this 25<sup>th</sup> day of July, in the year of our Lord, Two Thousand , between J.B. Branon, of the County of Carroll and the State of Georgia, Party of the first part, and Tony M. Branon, of the County of Carroll, State of Georgia, referred to as Party of the second part:

WITNESSETH, That the said Party of the first part for and in consideration of the sum of Ten dollars (\$10) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the second part, his heirs and assigns, all that tract or parcel of land situate, lying and being in the County of Carroll and State of Georgia to wit:

All that tract or parcel of land lying and being in Land Lot 164 of the 10<sup>th</sup> Land District of Carroll County, Georgia, and being Lot No. 3 and more particularly described and delineated on a plat captioned "Survey for George Harris" prepared by B.H. Cox, Georgia Registered Land Surveyor No. 1344 and recorded in Plat Book 10, Page 34 on April 11, 1969, said plat and the record thereof are herein incorporated by reference for a more particular description.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same, being, belonging or in anywise appertaining to the proper use, benefit and behoof of the Party of the second part, his heirs, executors, administrators and assigns. And, the said Party of the first part for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Party of the second part, his heirs, executors, administrators and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Party of the first part has hereunto set his hand and affixed his seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*J.B. Branon*  
J.B. Branon, Grantor

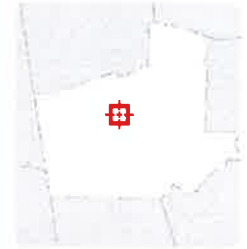
*Ray H. Wallis*  
Witness

*James W. Wallis, Jr.*  
Notary  
(SEAL)  
JAMES W. WALLIS, JR.  
NOTARY PUBLIC  
EXPIRES  
APRIL 20, 2002  
GEORGIA  
PUBLIC  
CARROLL COUNTY

RECORDED JUL 26 2000 KENNETH SKINNER, CLERK



Overview



Legend

- Parcels
- Roads

Parcel ID 074 0123  
 Class Code Residential  
 Taxing District COUNTY  
 Acres 0.34

Owner BRANON TONY M  
 310 WILSON DRIVE  
 CARROLLTON, GA 30117  
 Physical Address 659 BEULAH CHURCH RD  
 Assessed Value Value \$17854

Last 2 Sales			
Date	Price	Reason	Qual
7/25/2000	0	LA	U
3/1/1984	\$5000	FM	Q

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

Date created: 6/30/2022  
 Last Data Uploaded: 6/29/2022 6:18:21 PM

Developed by  Schneider  
 GEOSPATIAL