



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner  
C-22-07-04

## CONDITIONAL USE FOR SECONDARY DWELLING

**COMMISSION DISTRICT:** 5  
**PLANNING COMMISSION MEMBER:** Paul Dement  
**COUNTY COMMISSIONER:** Ernie Reynolds

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** July 19, 2022  
**BOARD OF COMMISSIONERS:** August 2, 2022

**REQUEST:** Conditional Use for a secondary detached dwelling.

**OWNER/APPLICANT:** Alan Pope  
**ACREAGE:** 5.31  
**PARCEL NUMBER(S):** 097-0003  
**LOCATION:** 713 Lepard Road, Roopville

**Current Land Use:** Agricultural  
**Future Land Use:** Agricultural

**PROJECT DESCRIPTION:** Applicant is requesting a conditional use permit for a secondary detached dwelling.

### SURROUNDING PROPERTIES:

	Current Zoning	Land Use
North	Agricultural	Agricultural/Residential
East	Agricultural	Agricultural/Residential
South	Agricultural	Agricultural/Residential
West	Agricultural	Agricultural/Residential

### REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:

**A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The proposed use will not have an adverse effect on the neighborhood. The neighborhood is predominantly agricultural and residential.



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**B. Whether or not the use is otherwise compatible with the neighborhood.**

The use is compatible with the neighborhood. The neighborhood is predominantly agricultural and residential.

**C. Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use will not result in a nuisance as defined under state law.

**D. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The quiet enjoyment of surrounding property will not be adversely affected.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding property values will not be adversely affected.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

Not applicable.

**G. Whether or not the site or intensity of the use is appropriate.**

The site and intensity of the use is appropriate.

**H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.**

There are no special or unique conditions to this request.

**I. Whether or not adequate provisions are made regarding hours of operation.**

Not applicable.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Not applicable.

**K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Landscape plan is not required.

**L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected.

**M. Whether the applicant can vary from any minimum required lot size requirement.**

The applicant does not wish to split the existing property, which is 5.31 acres.



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## DEPARTMENTAL COMMENTS:

**Carroll County Public Works:** The subject property has access from Leopard Road. The anticipated traffic generation rate is an average 10 trips per day per dwelling.

**Carroll County Engineer:** The subject property does not contain flood plain and there are no “state waters” on the property.

**Carroll County Board of Education:** The proposed single-family dwelling will have little impact to the Carroll County School System at this time.

**Carroll County Water Authority:** Carroll County Water Authority serves this property, but does not review for fire protection requirements. Zoning analysis does not reserve water capacity.

All received departmental comments are available upon request.

**STAFF COMMENTS:** The proposed property consists of 5.31 with an existing home on the property. The applicant wants to add an additional home for his parents on the property. The property is zoned Agricultural which has a four-acre minimum. The use will have no adverse impact on the neighborhood.

**STAFF RECOMMENDATION: APPROVAL.**

**PUBLIC NOTIFICATIONS:** As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on July 1, 2022; a sign was posted on the subject property, and all adjacent property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde  
County Planner

# Conditional Use Permit Application

Carroll County  
423 College Street

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



Date Received: 6-21-22  
Received by: JLT

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.**

<b>APPLICANT</b>	Applicant Name: <u>Alan Pope</u>
	Address: <u>713 Leopard Road</u> City: <u>Roopville</u> State: <u>GA</u> Zip: <u>30170</u>
	Phone: <u>(770) 780-9572</u> Fax: ( ) _____ Email: <u>alan.pope1974@gmail.com</u>
	Agent Name: _____
	Address: _____ City: _____ State: _____ Zip: _____
Phone: ( ) _____ - _____ Fax: ( ) _____ - _____ Email: _____	
Owner Name (If different from applicant): _____	
Address: _____	
Phone: ( ) _____ - _____ Fax: ( ) _____ - _____	
<i>(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)</i>	

<b>CONDITIONAL USE</b>	Project Name: _____
	Conditional Use Location (attach location map): <u>713 Leopard Road</u>
	Proposed Use: <u>Residential + Shop</u>
	Total acreage: <u>5.31</u>
	Describe Proposed Conditional Use: <u>Build home for mom + dad on property.</u> <u>Dad has had two strokes + mom needs assistance with care</u>

Staff Use Only

Land Lot 42 of the 11th District, Carroll County Tax Map 697 Parcel 0003

STATE OF GEORGIA  
COUNTY OF CARROLL



AFFIDAVIT FOR A Conditional Use Permit

Alan Pope, 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 Permit 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 21<sup>st</sup> day of June, 2022

X Alan Pope

AFFIANT (signature)

Address:

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

Sworn to and subscribed

before me this 21<sup>st</sup> day

of June, 2022



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:

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

FOR CLERK'S USE ONLY:

Prepared by and return to: NTC  
Linda D. Parmer, Esq.  
SHADRIX & PARMER, P.C.  
414 College Street  
Carrollton, GA 30117  
770-830-0809

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**WARRANTY DEED - JOINT TENANTS**  
**WITH THE RIGHT OF SURVIVORSHIP**

GEORGIA, CARROLL COUNTY:

THIS INDENTURE, Made the 2nd day of JUNE, in the year Two Thousand Twenty-Two (2022), between

**SANDRA AYLSWORTH**

as party or parties of the first part, hereinafter called Grantor, and

**ROXANNE POPE and JAMES POPE**  
**as Joint Tenants with the Right of Survivorship**

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 LOVE AND AFFECTION, plus Other 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 Grantees as joint tenants with right of survivorship, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lots 42 & 43, 11<sup>th</sup> District, Carroll County, Georgia, being that certain 5.31 acres, as shown on that survey entitled "Plat of Survey for JACKSON EDWARD LAWRENCE & EMILY KING LAWRENCE", dated June 3, 2011, prepared and certified by Henry T. McBrayer, GRLS #2570, as recorded in Plat Book 97, Page 28, Carroll County, Georgia, Public Records, which survey and record thereof is incorporated herein for a more complete and accurate description of caption property.

PROPERTY ADDRESS: 713 Lepard Rd., Roopville, GA 30170  
TAX PARCEL NUMBER: 097 0003

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, as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, forever in FEE SIMPLE.

AND THE SAID Grantor, for Grantor's heirs, executors, and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantees, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal on the date and year first above written.

Signed, sealed, and delivered  
in the presence of:

*Dorell Patricia*  
Witness

*Sandra Aylsworth* (SEAL)  
SANDRA AYLSWORTH

*[Signature]*  
Notary Public  
My Comm. Expires:





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## SKETCH OF PROPERTY

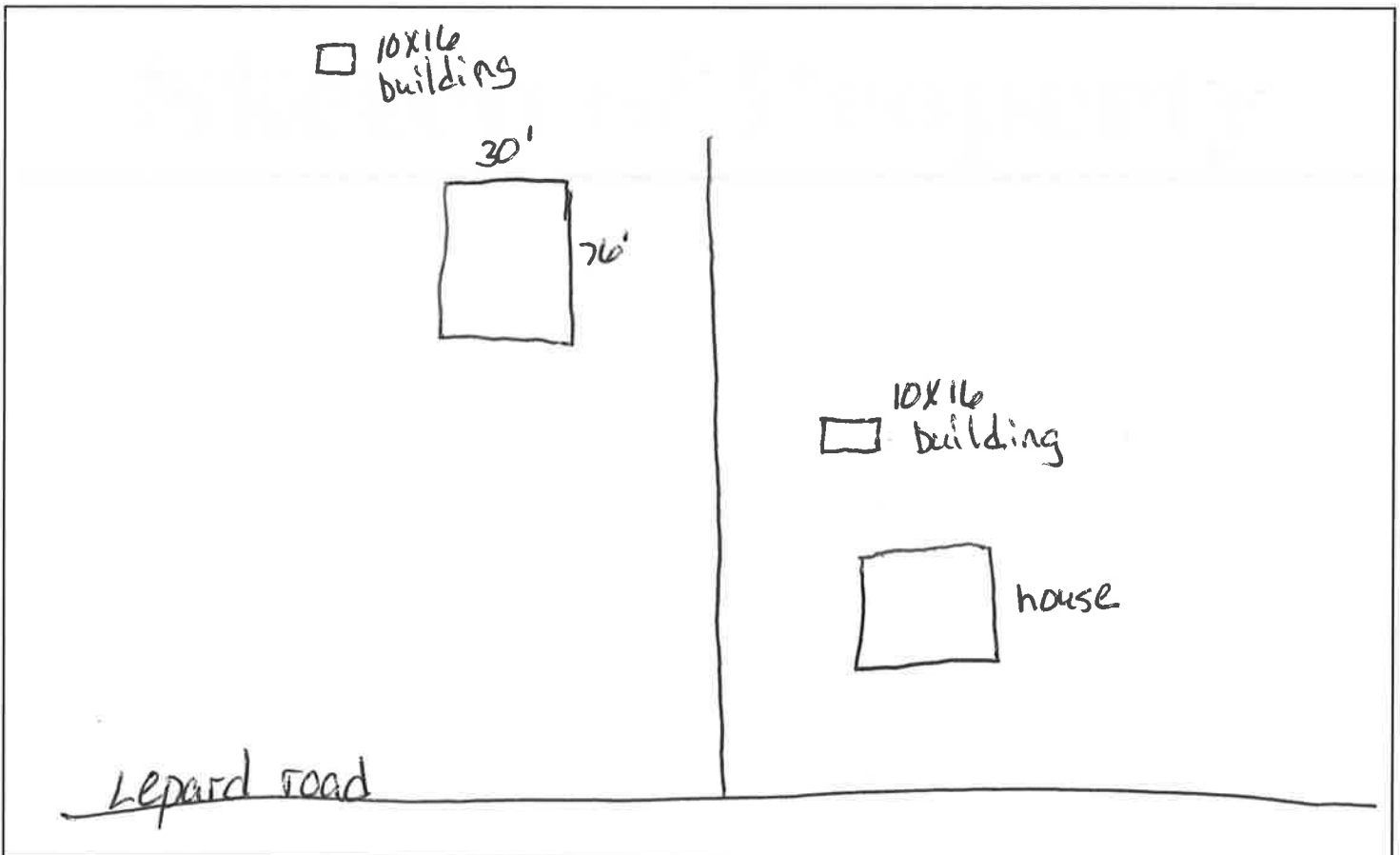
Please check:  CONVENTIONAL  MANUFACTURED HOME  COMMERCIAL  
 ACCESSORY BUILDING OR ADDITIONS  OTHER: shop + living

- 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.

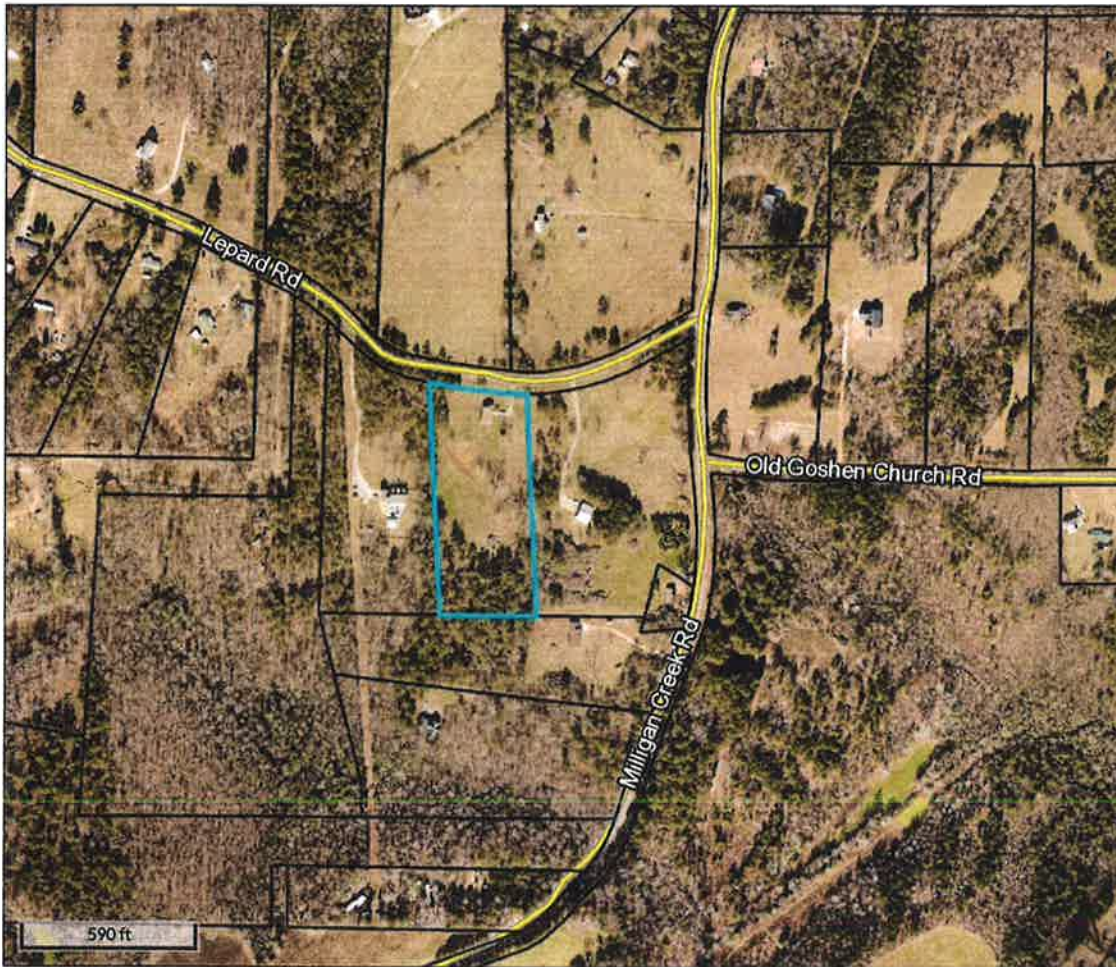
Provide a complete listing of all existing structures that are now on the property: \_\_\_\_\_

Describe the type of structure that you plan to build: shop with living for my disable parents

Is this a multiple road frontage lot? no







Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	097 0003	<b>Owner</b>	AYLSWORTH SANDRA	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		160 GREEN WOOD LANE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		CARROLLTON, GA 30117	12/20/2013	\$34000	LM	Q
<b>Acres</b>	5.31	<b>Physical Address</b>	713 LEPARD RD	6/28/2011	\$29205	LM	Q
		<b>Assessed Value</b>	Value \$152304				

**(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



C-22-07-04

### Zoning Map

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential\*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development\*
- R1 - Single Family Home ( 3 ac min.)\*
- R2 - Single Family Home ( 1 ac min.)
- R3 - Single Family Home ( 0.5 ac min.)\*
- R30 - Single Family Home ( 0.75 ac min.)\*

CUP for Secondary Detached Dwelling  
Owners: Roxanne and James Pope.  
Applicant: Alan Pope  
Parcel 097-0003



### Future Land Use

- 1.5 Mile Radius
- Agriculture
- Industrial
- Residential
- Primary
- Commercial
- Park/Rec/Con
- Trans/Comm/Util
- Secondary
- Fairfield
- Public/instituti

