



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## APPLICATION FOR A VARIANCE

Date Received: 9-26-22  
Received by: [Signature]

Application must be filed by noon on the 1<sup>st</sup> Thursday 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: Jacob Holder  
 Address: 420 Miller Agan Rd City: Temple State: GA Zip: 30179  
 Phone: (770) 596-8067 Fax: ( ) Email: aholder1588at@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.)*

**VARIANCE**

Project Name: \_\_\_\_\_  
 Variance Location (attach location map): 460 Miller Agan Rd.  
Temple, GA 30179  
 Proposed Use: (If residential, residence must be at least 1,230 square feet) Residential  
 Total acreage: 10.68  
 Describe Proposed Variance:  
Jake + Audrey are planning to build house towards middle of property  
Audrey's brother Zach will build house towards front right

Staff Use Only

Land Lot 218 of the 6<sup>th</sup> District, Carroll County Tax Map 146 Parcel 0621



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## Describe how the proposed Variance will affect:

### Traffic:

Should not affect traffic

### Parking:

Should not affect parking

### Availability of Public Facilities/Utilities:

Should not affect

### Other Relevant Impacts of the Proposal:

N/A

## Describe how the proposed Variance will be a benefit to the public.

## 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 **Submitted Requirements** checklist.

## Return form to:

Janet Hyde, County Planner  
423 College Street, Room 503  
Carrollton, GA 30117

### For Department Use Only

Application No.: V-22-1001  
Filing Fee: \$ 150  
Pre-application Conf.: 8-26-22  
Date advertised: 9-7-22  
Date Notices Sent: 9-7-22  
BOA Public Hearing Date: 10-6-22  
Disposition: \_\_\_\_\_  
Decision Letter Sent: \_\_\_\_\_



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## SKETCH OF PROPERTY

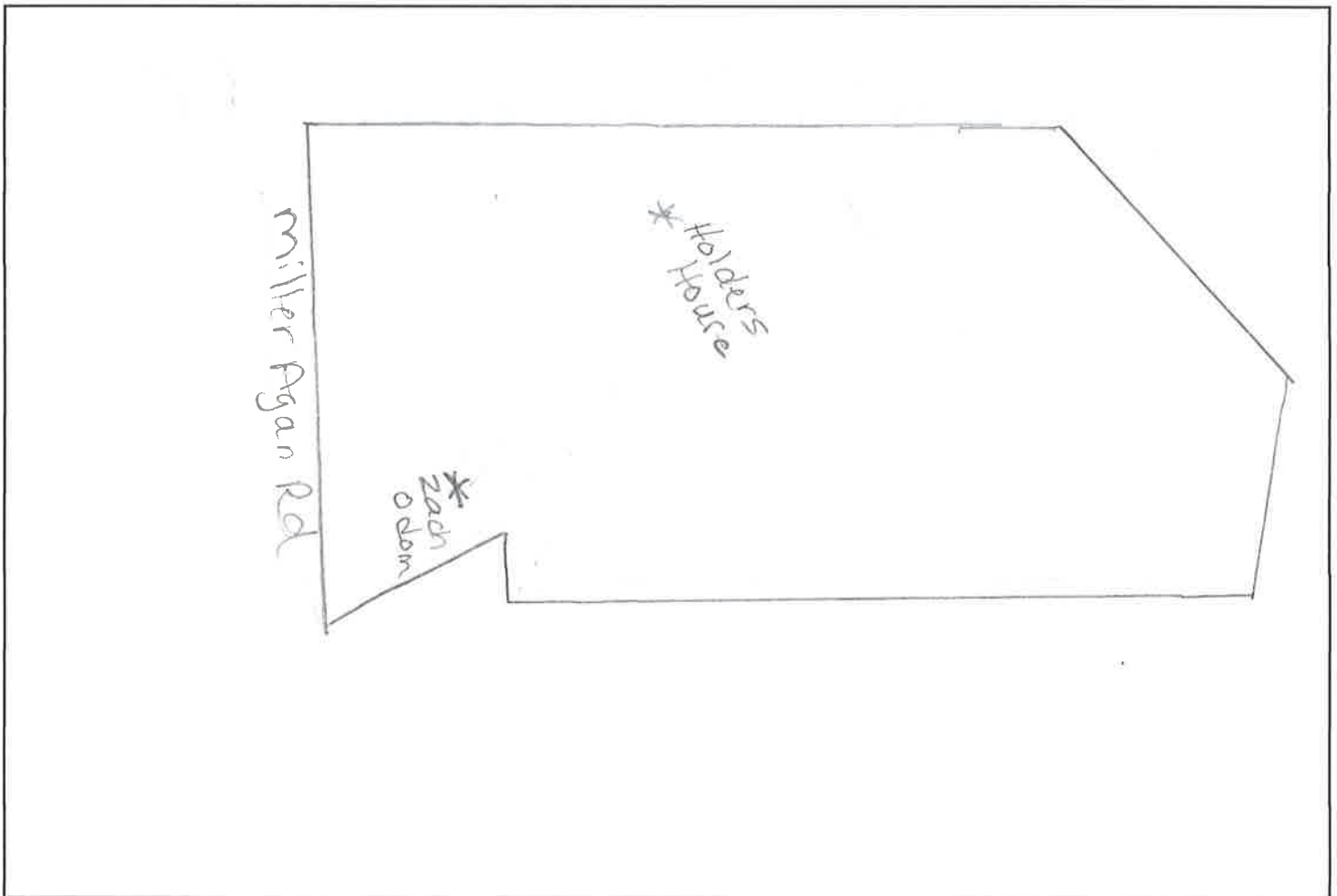
Please check:  COMMERCIAL  OTHER: \_\_\_\_\_

- 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: 3 mobile homes,  
building, metal barn

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) Residential

Is this a multiple road frontage lot? no



Prepared By and Return To:  
MCMAHAN, PERRY & PHILLIPS, LLC  
Attorneys at Law  
318 Westview Drive  
Villa Rica, Georgia 30180  
Attn: Ashley DeGrave  
File No. R6491-21

STATE OF GEORGIA,  
COUNTY OF CARROLL

WARRANTY DEED - JTROS

THIS INDENTURE, Made this 17th day of June, in the year **Two Thousand Twenty-One (2021)** between,

**Nancy S. Trammell,**

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

**Audrey Holder and Jacob Holder,  
as Joint Tenants with 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 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.**

**In accordance with O.C.G.A. § 44-6-190, this deed is made to the grantees as joint tenants with the right of survivorship for and during their joint lives, and upon the death of either of them, the caption property shall pass 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.**

**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 this 17th day of June,  
2021, in the presence of:

  
Nancy S. Trammell (Grantor)

  
Unofficial Witness



Notary Public  
My commission expires: \_\_\_\_\_  
(Notary Public Seal Affixed)



EXHIBIT "A"

All of that tract or parcel of land lying and being in Land Lot 218, 6th Land District, Carroll County, Georgia, and being more particularly described as follows:

To find the true point of beginning COMMENCE at an iron pin at a point where the east right-of-way of Miller-Agan Road intersects the south right-of-way of a county road (30 foot right-of-way), and running thence along the east right-of-way of Miller-Agan Road the following courses and distances: South 11 degrees 36 minutes 18 seconds East 45.12 feet to an iron pin; thence South 3 degrees 26 minutes 39 seconds East 93.54 feet to an iron pin; thence South 2 degrees 11 minutes 46 seconds West 105.58 feet to an iron pin; thence South 2 degrees 11 minutes 46 seconds West 105.58 feet to an iron pin; thence South 2 degrees 11 minutes 46 seconds West 38.00 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 329.90 feet to an iron pin at the TRUE POINT OF BEGINNING; running thence along said right-of-way the following courses and distances: South 00 degrees 11 minutes 00 seconds West 53.01 feet to an iron pin; thence South 1 degree 26 minutes 49 seconds East 287.79 feet to an iron pin; thence South 6 degrees 03 minutes 29 seconds East 98.38 feet to an iron pin; thence South 16 degrees 19 minutes 43 seconds East 68.75 feet to an iron pin; running thence North 67 degrees 59 minutes 52 seconds East 274.95 feet to an iron pin; running thence South 00 degrees 24 minutes 43 seconds East 43.31 feet to an iron pin; running thence North 89 degrees 54 minutes 12 seconds East 770.22 feet to an iron pin; running thence North 7 degrees 37 minutes 10 seconds East 226.02 feet to an iron pin; running thence North 48 degrees 55 minutes 52 seconds West 370.51 feet to an iron pin; running thence South 88 degrees 27 minutes 25 seconds West 813.24 feet to an iron pin at the POINT OF BEGINNING; and being more fully shown as Tract 4 and containing 10.68 acres.

Said property is addressed as 460 Miller Agan Road, Temple, GA, 30179, according to the present system of naming and numbering streets and houses and bears the tax identification number 1460621.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises, if any, however, this reference shall not operate to reimpose same.



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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A VARIANCE APPLICATION

Jacob Holder, 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 **VARIANCE 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 26<sup>th</sup> day of August, 2022.

Joseph A. Hoyle  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

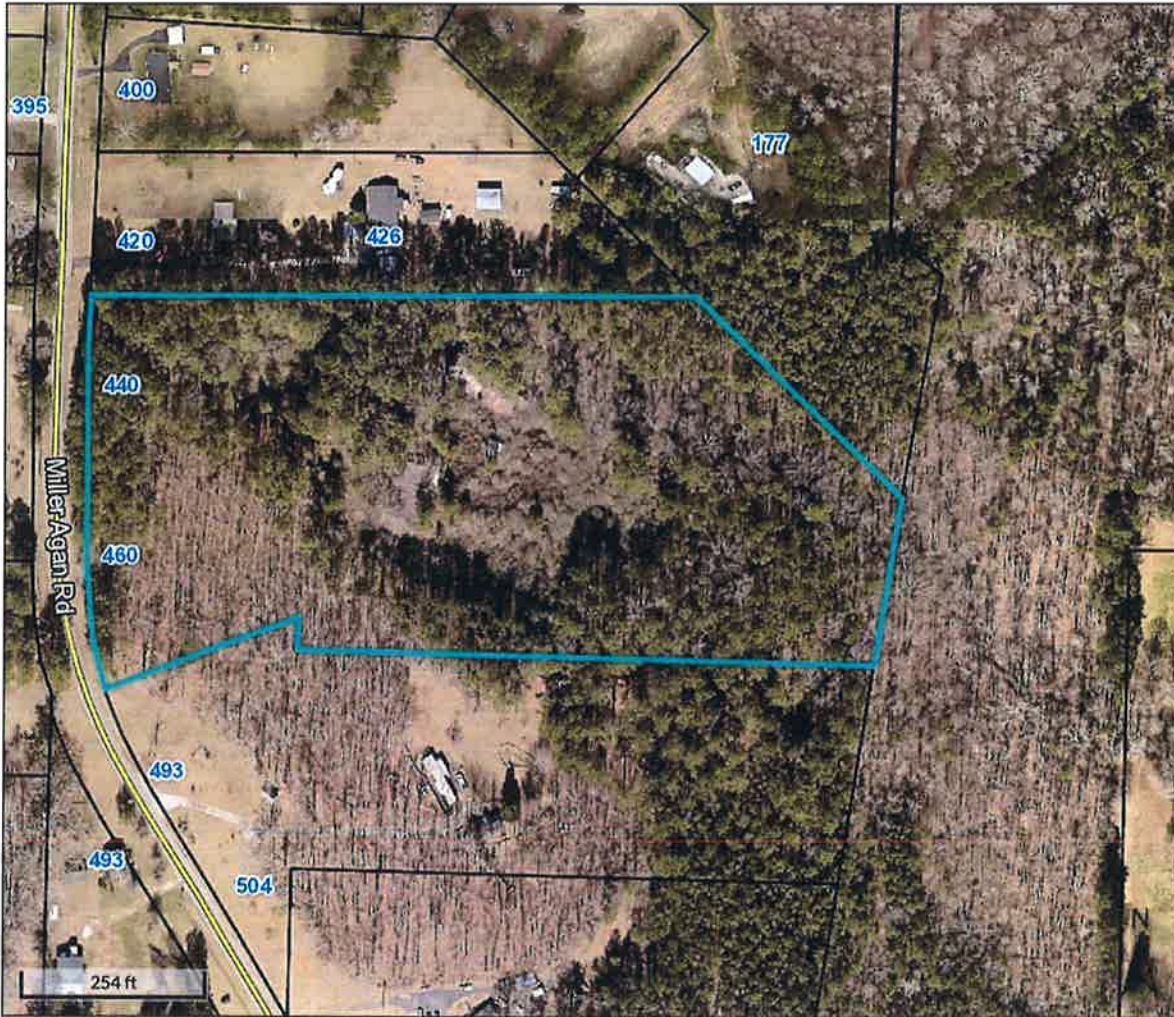
Sworn to and subscribed  
before me this 26<sup>th</sup> day  
of August, 2022



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: \_\_\_\_\_  
\_\_\_\_\_



Overview



Legend

- Parcels
- 420 Address Numbers
- Roads

<b>Parcel ID</b>	146 0621	<b>Owner</b>	HOLDER AUDREY & JACOB (JTRS)	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		420 MILLER AGAN RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		TEMPLE, GA 30179	6/17/2021	\$73500	LM	Q
<b>Acres</b>	10.68	<b>Physical Address</b>	460 MILLER AGAN RD	2/7/2019	0	LA	U
		<b>Assessed Value</b>	Value \$80339				

(Note: Not to be used on legal documents)

Date created: 8/24/2022  
 Last Data Uploaded: 8/23/2022 6:26:32 PM

Developed by Schneider  
 GEOSPATIAL



V-22-10-01

Carroll County GIS

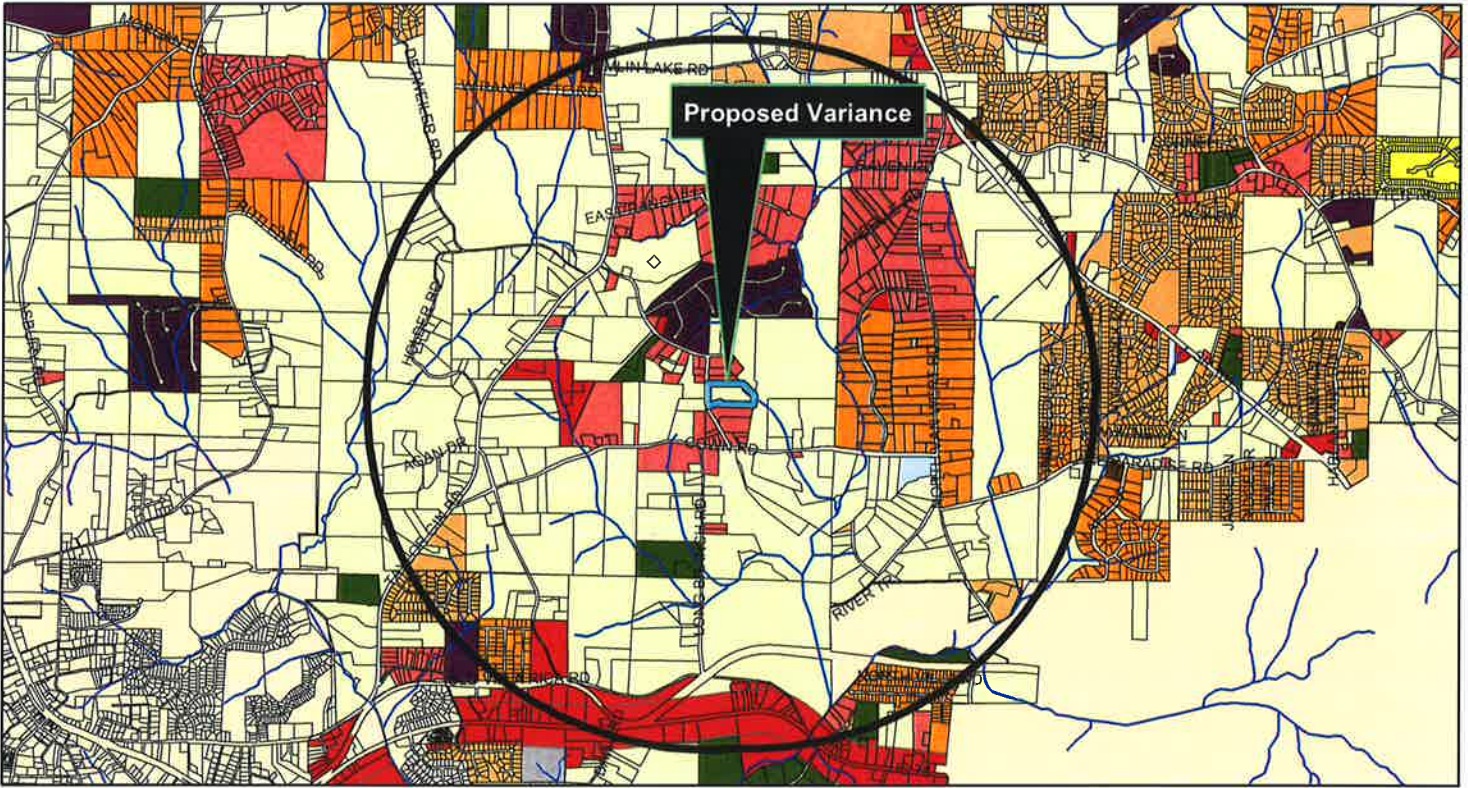
Intrafamily Transfer and Road Frontage Variance  
Parcel # 146-0621  
Audrey and Jacob Holder

**Zoning**

- 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.)\*



**Future Land Use**



- 1.5 Mile Radius
- Agriculture
- Commercial

- Fairfeild
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util

- Primary
- Secondary

