



Carroll County
Department of Community Development

423 College Street – P.O. Box 338
Carrollton, Georgia 30117
(770) 830-5861

Janet Hyde
County Planner

V-20-06-01

COMMISSION DISTRICT: 3
COUNTY COMMISSIONER:

PUBLIC HEARING DATES

BOARD OF APPEALS: May 7, 2020

REQUEST: Variance in order to obtain a building permit on property that was previously split by a deed.

Owner/Applicant: Amanda Lloyd
Acres: 3.15
Location: Five Points Road
Parcel Number(s): 037-0011

Current Land Use: Residential
Future Land Use: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a variance to obtain a building permit for a residence. The applicant has owned the property since 2018, but it was split in 2013 by a previous owner. The property was split by a deed and does not meet the minimum of four acres required by agricultural zoning, so a building permit could not be obtained without a variance being granted.

Surrounding Properties:

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

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING AREA VARIANCES:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property.

There are no physical circumstances or conditions peculiar to the particular property.

B. That denying the variance would impose an unnecessary hardship due to such conditions.

Denying the variance would impose a hardship due to the inability of the applicant to obtain a building permit.

C. That the variance, if authorized, will not alter the essential character of the neighborhood or locality in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.

The variance would not alter the essential character of the neighborhood nor substantially impair the appropriate use or development of adjacent properties.

D. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance, if authorized, represents the minimum variance that will afford relief.

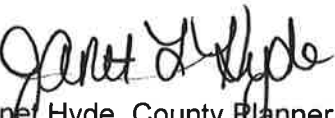
STAFF COMMENTS: The applicant is requesting a variance to obtain a building permit for a residence. The applicant has owned the property since 2018, but it was split in 2013 by a previous owner. The property was split by a deed and does not meet the minimum of four acres required by agricultural zoning, so a building permit could not be obtained without a variance being granted. The applicant is planning to construct a 1,831 sf single family home.

The property is not within the 100-year flood plain or within probable wetland. Traffic generation for single family residences is 10 trips per day average. There are several other small tracts of land (less than four acres) in close proximity to the subject property.

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 May 19, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,


Janet Hyde, County Planner



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads
-  Streams and River (Large)
-  Lakes
-  Parcels Split 2020

Parcel ID	037 0011	Owner	LLOYD AMANDA HOPE	Last 2 Sales			
Class Code	Residential		2510 BREMEN MT ZION RD	Date	Price	Reason	Qual
Taxing District	COUNTY		BREMEN GA 30110	5/23/2018	0	PB	U
	COUNTY	Physical Address	FIVE POINTS RD	1/16/2018	\$15000	SX	U
Acres	3.15	Assessed Value	Value \$15000				

(Note: Not to be used on legal documents)

Date created: 6/2/2020
 Last Data Uploaded: 6/2/2020 12:17:43 AM

Developed by  Schneider
 GEOSPATIAL

Application: V-20-06-01

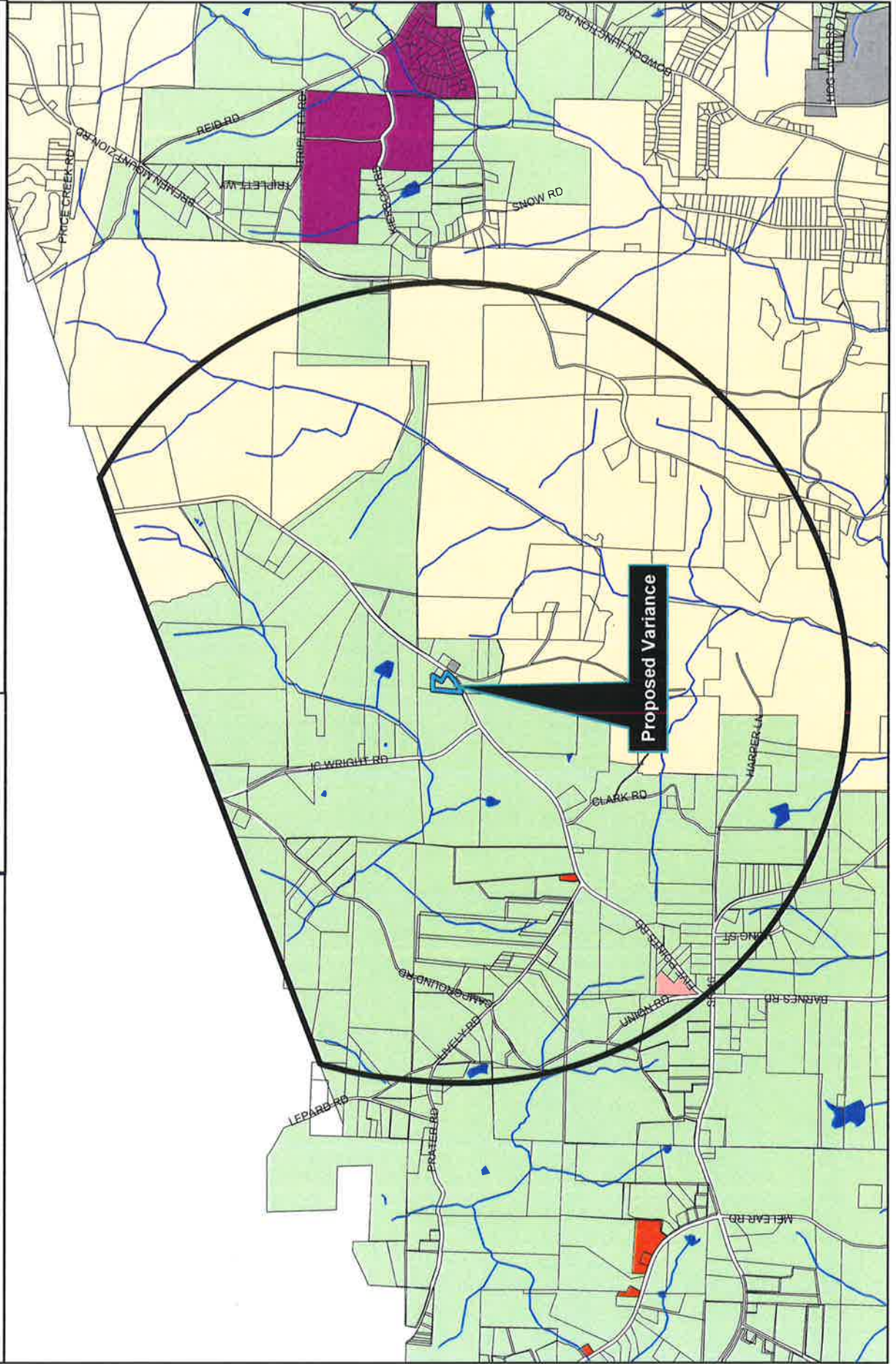
Owner/Applicant: Amanda Lloyd.
 Variance for Single Family Home
 Five Points Road,
 Parcel #037-0011,



- 1.5 Mile Radius
- Municipal
- Bodies of Water
- 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.)



V-20-06-01

Future Land Use : Agriculture

CDP: No

- Primary
- Secondary
- Agriculture
- Commercial
- Industrial
- Park/Rec/Con
- Public/Instituti
- Residential
- Trans/Comm/Util

