

Carroll County Community Development Board of Appeals
Minutes of Meeting
Thursday, May 7, 2020
423 College Street, Carrollton, GA 30117

I. Call to Order. Chairperson Patricia Whatley called the meeting to order at 5:30 p.m.

II. Roll Call. The County Planner called the roll. Present: Chairperson Patricia Whatley, Vice Chairman Lee Sundberg, Commissioners Karen Curtis, Peggy Irwin, Ryan Sammon, and Bruce Kirby. Absent: Commissioner Steve Hightower.

III. Minutes (February 6, 2020). Unanimously approved on a motion by Commissioner Curtis and seconded by Commissioner Irwin.

IV. Business Session. The County Planner reviewed procedures for Administrative Variances and stated that these would be brought to the Board periodically.

V. Hearing Procedure. Chairperson Sundberg read the Hearing Procedures, copies of which were available and made part of the Minutes by reference.

VI. Requests:

V-20-04-02: Intra-Family Transfer Variance, zoned Agricultural, to split approximately one acre from a 2.66 acre tract. The property is located at 597 Tyus Carrollton Road, Parcel #078-0029, Land Lot 59 of the 10th District. Owner/Applicant: Jane N. Taylor. Commission District 4.

The applicant spoke in favor of the request. She stated that they wanted to give their daughter one acre of land. The daughter is a single mom. The driveway would be off of Old Camp Church Road. It is already a circular driveway. There is plenty of room for a separate driveway if needed. The daughter plans to build a 1,500 sf home. Motion to approve was made by Commissioner Irwin and seconded by Vice Chairman Sundberg and approved unanimously.

V-20-04-03: Intra-Family Transfer Variance, zoned Agricultural, to split approximately 1.5 acres from a 7.87 acre tract. The property is located at 1550 Oak Grove Road, Parcel #105-0217, Land Lot 20 of the 6th District. Owner/Applicant: Stephen R. Blalock. Commission District 3.

The applicant spoke in favor of the request. He stated that he had had cancer and wanted to split 1.5 acres for his son to live nearby. Commissioner Irwin asked if it would be a traditional home or a mobile home and the applicant stated he was unsure at this time. Commissioner Curtis asked if there had ever been a home on the property and applicant stated that there had previously been a home at that site which burned in about 1980. Commissioner Curtis motioned to approve and Commission Sammon seconded. The vote to approve was unanimous.

V-20-04-04: Intra-Family Transfer Variance, zoned Agricultural, to split approximately 1.4 acres from a 76.44 acre tract. The property is located at 911 Ledbetter Road, Parcel #186-0136, Land Lot 240 of the 2nd District. Owner: Juanita and Richard Matthews. Applicant: Cynthia Matthews Daley. Commission District 2.

Cynthia Dailey spoke in favor of the request. She stated that the property was split by a deed under a Will and has been occupied by a renter in the past. The property is 1.2 acres. However, now the nephew wishes to purchase the property and remodel it. In order to obtain a building permit, a variance is required.

Commissioner Kirby inquired about what work would be done and Ms. Daley stated that it would just be remodeling to bring it up to current building code. Commissioner Curtis asked if there were other homes on this property and the applicant stated there is not. Commissioner Curtis also asked about the septic tank and Ms. Daley stated that the septic tank is already there. The motion to approve was made by Commissioner Irwin and the second was made by Commissioner Curtis. The vote to approve was unanimous.

V-20-04-05: Variance, zoned Agricultural, to allow a home to be constructed on less than four acres of property. The property is 0.92 acres and is located on Wayside Road, Parcel #156-0058, Land Lot 106 of the 5th District. Owner: Garland Capps. Applicant: Crystal Marshall. Commission District 4.

The applicant spoke in favor of her request. She stated that she wants to get a building permit for land under contract and the property is less than four acres. Commissioner Kirby asked what size of dwelling and the applicant stated it would be 1,200 sf.

Walter Ray Tucker of 57 1 Wayside Road spoke in opposition. He stated that he lives adjacent and purchased his property from the same owner. He stated that he was able to build his house because he kept it in the same footprint of the original home on the property. He stated he knew about the four acre rule and that is what was appealing to him about his property. He felt he would have some privacy because no one would be allowed to build there.

Richard Walton of 619 Wayside Road also spoke in opposition. He stated that when he bought his property, he did not want to live in a subdivision. He said had heard that the applicant was going to run a business out of the property.

Ms. Marshall spoke in rebuttal and said she currently operates a home-based business in which she makes soap and bath bombs. She is an artist and sells on the internet. She wants a beautiful and quiet setting and her mom and younger sister will be moving with her. She currently lives in the city and wants to have a quiet life.

Commissioner Irwin made a motion to deny and Commissioner Sundberg seconded. The vote to deny was 5-0 with one Commissioner abstaining.

V-20-04-06: Intra-Family Transfer Variance, zoned Agricultural, to split approximately one area from a 4.05 acre tract. The property is located at 258 Bear Creek Road, Parcel #074-0282, Land Lot 187 of the 10th District. Owner/Applicant: Loyce and Robin Meadows. Commission District 6.

Robin Meadows spoke in favor of the request. She stated that her husband's sister is 83 years old. They want to build her a home that is comparable and will blend in with theirs. She said the sister's 60 year old daughter is blind and will also live with her and they are in need.

Commissioner Curtis asked about the location of the home. The applicant stated that their property is on the corner and they would have a side driveway on Virginia Trail for the proposed

home. She said there are three chicken houses across the road so she is not sure why this home would diminish property values. She said one acre of land is in the water and the land itself is pretty open. She said they moved there February of 2019. They had water issues so they had to spend a lot of money on redoing the landscaping.

Commissioner Sundberg asked about the size of the lake and how many houses are on the lake. The applicant stated that the lake is about seven acres and there are four houses on it. She said her husband is 1 of 3 children and the sister is the only relative remaining.

Sheila and Steve Moore of 348 Bear Creek Road spoke in opposition. They stated that the ordinance required four acres and they do not want to see the property split up. They presented a copy of deed restrictions that prohibit the properties in this area from being subdivided.

Bobby Reeves spoke in opposition and stated that he does not want to change the character of the neighborhood, which is that of large lots.

Steven Gregory Vick spoke in opposition and stated that the applicants already had a suite in their home for the sister and did not understand why they needed another home.

In rebuttal, Robin Meadows stated that they would be building an 1,800 sf home and it would look good. She stated they had done a lot of work since they purchased the home.

Commissioner Sundberg made a motion to deny and Commissioner Curtis seconded. The vote to deny was 5-0 with 1 abstaining.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Patricia Whatley, Chairperson