



Carroll County  
Department of Community Development

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

Janet Hyde  
County Planner

V-20-11-02

**COMMISSION DISTRICT:** 6  
**COUNTY COMMISSIONER:** George Chambers

**PUBLIC HEARING DATES**

**BOARD OF APPEALS:** December 5, 2020

**REQUEST:** Intrafamily Transfer Variance

**Owner/Applicant:** Gladys Taylor  
**Acres:** 8  
**Parcel Number(s):** 072-0116  
**Location:** 374 Hog Liver Road

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

**PROJECT DESCRIPTION:** The applicant is requesting a variance to subdivide property for family.

**Surrounding Properties:**

	Current Zoning	Land Use
<b>North</b>	Agricultural	Agricultural/Residential
<b>East</b>	Agricultural	Agricultural/Residential
<b>South</b>	Agricultural	Agricultural/Residential
<b>West</b>	Agricultural	Agricultural/Residential

**REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:**

The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

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

There will not be a significant adverse effect on the neighborhood. The surrounding area is predominantly agricultural.

**B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.**

A single family dwelling will be compatible with the neighborhood.

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

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

**D. Whether a denial would impose an unnecessary hardship upon the applicant and the immediate family.**

Denial could pose an unnecessary hardship upon the applicant and immediate family, as the family will not be able to obtain building permits on the property without this variance.

**E. The applicant's justification for not choosing to apply for a conditional use or zoning change.**

This property is being split among family and the family does not wish to pursue rezoning. The property in the immediate vicinity is all agricultural and residential.

**STAFF COMMENTS:**

The applicant is requesting a variance to split an approximately one acre tract from an 8 acre tract as per the Last Will and Testament of Tena Moreland. There is currently a residence on the property and the property has road frontage on Hog Liver Road as well as West Mandeville Road. There are eight heirs who were willed approximately one acre each. There is no flood plain on the property. There are a few other parcels in the vicinity that are less than the required four acres in agricultural zoning. Traffic generation for single family residences is 10 trips per day average.

The applicant has submitted a sketch showing how the family desires to divide the property; however, this division has not been approved by County staff. Each heir will need to apply for his or her own variance in order to obtain building permits.

**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 November 18, 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