



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
(770) 830-5861

V-20-12-02

COMMISSION DISTRICT: 4
BOARD OF APPEALS MEMBER: Ryan Sammon
COUNTY COMMISSIONER: Steve Fuller

BOARD OF APPEALS: December 3, 2020

REQUEST: Variance for reduction of setback

Applicant: Antoine and Vanessa Cammons

Current Land Use: Agricultural

Future Land Use: Agricultural

Acres: 1

Parcel Number(s): 113-0149

Location: 370 Howard Road

PROJECT DESCRIPTION: The applicant is requesting a variance to place a mobile home 60 feet from the road rather than the 100 feet required by the zoning ordinance. The topography of the property is such that the placement of the septic tank will cause the home to need to be placed closer to the road.

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 physical circumstances or conditions peculiar to the particular property in that the property has an excessive slope and multiple trees in the area where the septic tank and home need to be placed.

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 place the mobile home in an appropriate location and allow for appropriate placement of the septic tank.



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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: Applicant owns one acre and is applying for a variance in order to place a mobile home 60 feet from the road rather than the required 100 feet.

There is no flood plain on the property. There will be no impact to the school system by the granting of this variance.

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,

A handwritten signature in blue ink that reads 'Janet Hyde'.

Janet Hyde, County Planner