



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

V-20-12-03

COMMISSION DISTRICT: 5
BOARD OF APPEALS MEMBER: Patricia Whatley
COUNTY COMMISSIONER: Ernie Reynolds

BOARD OF APPEALS: December 3, 2020

REQUEST: Intrafamily Transfer Variance

Owner/Applicant: James Craig Carson and
Joann L. Carson
Acres: 3.41
Parcel Number(s): 180-0042
Location: 1618 Little New York Road

Current Land Use: Agricultural
Future Land Use: Agricultural

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

Surrounding Properties:

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



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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,

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 applicants are requesting a variance to split an approximately one acre tract from a 3.41 acre tract for family. The applicant is planning to remodel the existing home for his son and the new 2 acre tract will be set aside for future residential use for the applicant. 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.

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