



Carroll County
Department of Community Development

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Janet Hyde
County Planner

V-22-01-03

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

BOARD OF APPEALS: January 6, 2022
REQUEST: Intrafamily Transfer Variance

APPLICANT: Lucas Mancas
OWNER: Manteo and Elizabeth Mancas
ACRES: 19.66
PARCEL NUMBER(S): 161-0119
LOCATION: 710 Happy Hill Rd

Current Land Use: Residential
Future Land Use: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a variance to split a one acre tract from a 19.66 acre tract 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 residential and agricultural.

B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.
Single family dwellings are 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 live in close proximity to one another.

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 a 19.66 acre tract for the applicant's family.

There are no "state waters" on the property. 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. Granting of this variance would have minimal impact to the school system as it would only add one additional residence to the 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 December 17, 2021; 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