



Carroll County  
Department of Community Development

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

Janet Hyde  
County Planner

V-22-05-03

**COMMISSION DISTRICT:** 6  
**COUNTY COMMISSIONER:** George Chambers  
**BOARD OF APPEALS MEMBER:** Steve Hightower

**PUBLIC HEARING DATE**  
**BOARD OF APPEALS:** June 2, 2022

**REQUEST:** Driveway variance

**OWNER/APPLICANT:** Mary Jo Stitcher

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

**ACRES:** 41.57

**PARCEL NUMBER(S):** 049-0049  
**LOCATION:** 465 Tyus Veal Road

**PROJECT DESCRIPTION:** The applicant is requesting a variance to add another residence to an existing driveway (easement). The property where the home will be constructed is an 8.7 acre tract that will be split from a 41.57 acre tract.

**SURROUNDING PROPERTIES:**

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

**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 configuration of the property is such that the applicant wants to save a portion of the pasture that will be used for access to the newly created parcel.

**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 obtain a building permit on the property.

**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. The surrounding neighborhood is predominantly agricultural and residential.

**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. The property can only be accessed by an easement.

**STAFF COMMENTS:** Applicant is splitting an 8.74 acre tract from a 414.57 acre tract. The Carroll County Zoning Ordinance only allows one driveway to serve two dwellings. The property that this four acre tract is being split from has road frontage, but the applicant wants to keep land as a pasture rather than have that potential driveway land cut into a new parcel.

There will be no impact to the school system or utility infrastructure by the granting of this variance. There is no flood plain and no "state waters" on the property. Anticipated traffic generation for an additional home is 10 trips per day average.

**STAFF RECOMMENDATION:** Approval with the condition that a maintenance agreement is executed for maintenance of the driveway.

**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 April 15, 2022 and May 13, 2022; 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



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## APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received: 4-5-20

Received by: jen

**Application must be filed by noon on the 1<sup>st</sup> Thursday of the month to go on the next month's agenda. No exceptions.**

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

Applicant Name: Mary Jo Sticher  
 Address: 465 Tyus Veal Rd. City: Bowdon State: GA Zip: 30108  
 Phone: (770) 258-0488 Fax: ( ) - - Email: \_\_\_\_\_

APPLICANT

Agent Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - - Email: \_\_\_\_\_

Owner Name (If different from applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - -

*(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)*

VARIANCE

Project Name: \_\_\_\_\_  
 Variance Location (attach location map): 465 Tyus Veal Rd

Proposed Use: (If residential, residence must be at least 1,230 square feet) Need to add another residence to driveway

Total acreage: 41.57

Describe Proposed Variance:  
Need to add another home to driveway  
(all family)

Staff Use Only

Land Lot 232 of the 11<sup>th</sup> District, Carroll County

Tax Map 049 Parcel 0049



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### Describe how the proposed Variance will affect:

Traffic: N/A

Parking: N/A

Availability of Public Facilities/Utilities:  
County Water and Power

Other Relevant Impacts of the Proposal:  
None

### Describe how the proposed Variance will be a benefit to the public.

Allowing grandkids to live on family property

### Required materials to accompany the application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement, or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. Any other required items listed in the **Submitted Requirements** checklist.

### Return form to:

Janet Hyde, County Planner  
423 College Street, Room 503  
Carrollton, GA 30117

### For Department Use Only

Application No.: 122-05-03  
Filing Fee: \$150  
Pre-application Conf.: 4-5-22  
Date advertised: 4-15-22  
Date Notices Sent: 4-15-22  
BOA Public Hearing Date: 5-13-22  
Disposition: \_\_\_\_\_  
Decision Letter Sent: \_\_\_\_\_



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## SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: see attached plat

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

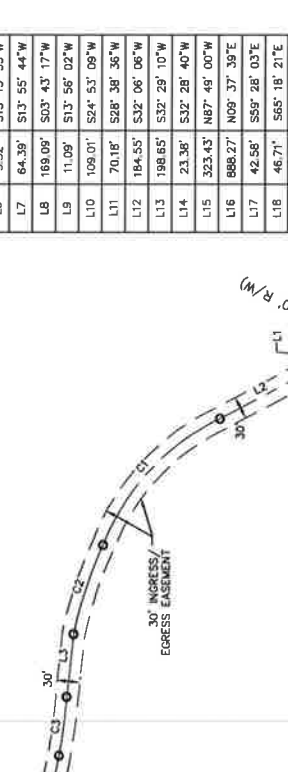
Provide a complete listing of all existing structures that are now on the property: Single family home

Describe the type of structure that you plan to build: (If a residence, must be at least 1,230 sf) Single family home

Is this a multiple road frontage lot? NO

Curve #	Length	Radius	Chord Direction	Chord Length
C1	230.90'	303.95'	S47° 09' 02"E	225.39'
C2	123.15'	532.13'	N71° 30' 34"W	122.68'
C3	77.83'	815.67'	N82° 31' 32"W	77.80'

Line #	Length	Direction
L1	25.28'	N44° 22' 04"W
L2	151.60'	N27° 42' 36"W
L3	62.73'	N83° 48' 55"W
L4	17.06'	N78° 16' 27"W
L5	15.02'	S15° 13' 33"W
L6	9.32'	S15° 13' 33"W
L7	64.39'	S13° 55' 44"W
L8	169.09'	S03° 43' 17"W
L9	11.09'	S13° 56' 02"W
L10	109.01'	S24° 53' 09"W
L11	70.18'	S28° 38' 36"W
L12	194.55'	S32° 06' 06"W
L13	198.65'	S32° 29' 10"W
L14	23.36'	S32° 28' 40"W
L15	323.43'	N87° 49' 00"W
L16	898.27'	N09° 37' 39"E
L17	42.58'	S59° 28' 03"E
L18	46.71'	S65° 18' 21"E
L19	61.08'	S74° 07' 13"E
L20	280.31'	S78° 38' 07"E
L21	92.56'	S77° 34' 47"E
L22	3.25'	S09° 37' 39"W
L23	16.06'	N09° 37' 39"E



**TRACT 1:  
8.74 ACRES**

JOHNNY & MARY JO STICHTER  
D.B. 898 PG. 147  
TAX PARCEL 049 0049  
PARENT TRACT REMAINDER:  
+/- 32.83 ACRES

MICHAEL G. & CHRISTY S. MCCRAVY  
D.B. 1138 PG. 206

- NOTES:
- PARENT TRACT AREA: +/- 41.57 ACRES
  - ZONING STATUS: EXISTING: A
  - SET BACKS: FRONT FROM E 100', SIDE 15', REAR 15'.
  - NUMBER OF LOTS: 2
  - MINIMUM LOT SIZE: 4 ACRES
  - PROPERTY WILL BE SERVED BY: PRIVATE SEPTIC SYSTEM.
  - THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT.
  - PROPERTY IS SUBJECT TO ALL EASEMENTS
  - IF WATERS OF THE U.S. ARE PRESENT, THE PROPERTY WILL BE SUBJECT TO ALL APPROPRIATE SETBACKS & BUFFERS.
  - CARROLL CO. PARCEL# 049 0049
  - ROAD RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE PER THE CARROLL COUNTY ROADS REGISTRY.
  - THE SHARING OF CURB CUTS BY LOTS SHALL BE LIMITED TO TWO DWELLING UNITS. THE SHARING OF PRIVATE ACCESS WAYS SHALL BE LIMITED TO TWO DWELLING UNITS.
  - THIS PROPERTY IS NOT LOCATED WITHIN THE DOG RIVER, LITTLE TALLAPOOSA, SNAKE CREEK OR TURKEY CREEK WATERSHEDS.
  - SURVEY REFERENCES: D.B. 898 PG. 147 & P.B. 55 PG. 10
  - VARIANCE CASE#

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS PURSUANT TO THE REQUIREMENTS OF O.C.G.A. SECTION 15-6-67. THE SURVEYOR'S AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID L. BATES, REGISTERED LAND SURVEYOR

BOUNDARY SURVEY PARCEL SPLIT FOR:  
GRAYSON WHITLEY  
EMILY WHITLEY

LOCATED IN LAND LOT 232 DISTRICT 11  
CARROLL COUNTY, GEORGIA  
CHECKED BY: [Signature]  
DATE: 03/31/2022

JN4220233  
3-22-093

GRAPHIC SCALE  
(IN FEET)  
1 inch = 120 FT

LEGEND

- 100 HOUSE NUMBER
- LOT NUMBER
- PROPERTY CORNER
- PROPERTY LINE
- IRON PIN (ROUND UNLESS NOTED)
- IRON PIN PLACED (1/2" REBAR)
- CONCRETE TOP PIPE
- CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- R/W MONUMENT
- LAND LOT NUMBER
- LAND LOT LINE
- MONUMENT
- EDGE OF EASEMENT
- FENCE LINE
- LAMP POLE
- UTILITY POLE
- LAMP POLE
- UTILITY POLE
- OVERHEAD POWER
- INTERRUPTION

THE F.I.R.M. MAP NUMBER 1304560355D EFFECTIVE DATE 09/19/2007 INDICATES THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CLOSURE  
THE FIELD DATA UPON THIS MAP OR PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT INCLUDE ANY CONSEQUENTIAL DAMAGES OR LOSSES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION.

GENERAL NOTES

- NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN MADE BY THE SURVEYOR. ANY ENVIRONMENTAL ISSUES SHOULD BE DISCOVERED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL OBSERVATION SHALL BE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE LOCATION OF ANY EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON. THE LOCATION OF ANY EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON SHALL BE SHOWN BY ADDENDUMS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- NO WARRANTY OR GUARANTEE AS TO COUNTY BACKS HAS BEEN MADE. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

GEORGIA SURVEYORS ASSOCIATION  
MICHAEL D. BATES, REGISTERED LAND SURVEYOR

**GEORGIA & WEST, INC.**  
ENGINEERING • LAND SURVEYING • LAND PLANNING

105 CORPORATE DRIVE  
CARROLLTON, GA 30117  
OFFICE (770) 834-4854  
FAX (770) 834-1005  
E-MAIL: mailbox@georgiawest.com

BOUNDARY SURVEY PARCEL SPLIT FOR:  
GRAYSON WHITLEY  
EMILY WHITLEY

LOCATED IN LAND LOT 232 DISTRICT 11  
CARROLL COUNTY, GEORGIA  
CHECKED BY: [Signature]  
DATE: 03/31/2022

JN4220233  
3-22-093

SHEET 1 OF 1





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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A VARIANCE APPLICATION

Mary Jo Stitche, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a **VARIANCE APPLICATION** under the Ordinances of Carroll County:

*The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.*

*On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.*

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 5<sup>th</sup> day of April, 2022.

Mary Jo Stitche  
AFFIANT (signature)

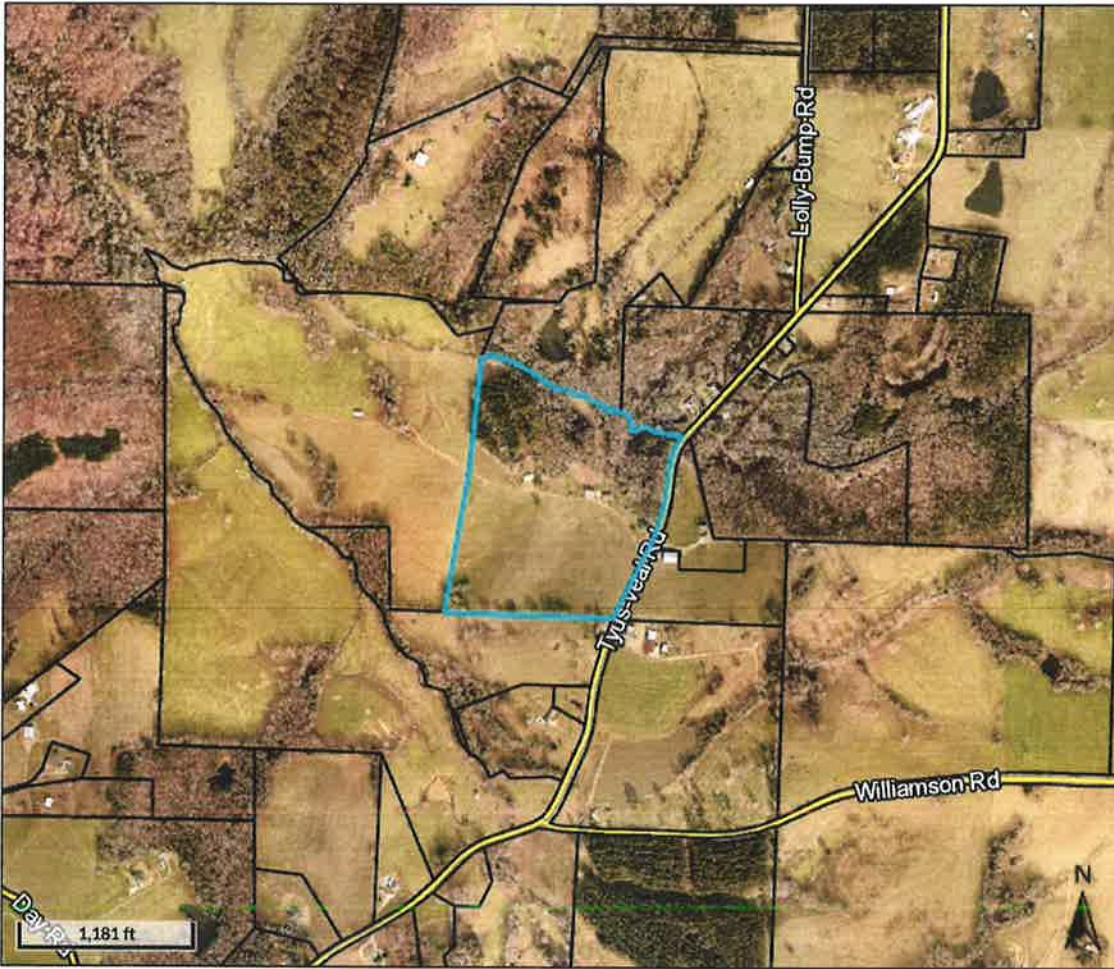
Address: 465 Tyus Veal Rd.  
Bowdon, GA 30108

Sworn to and subscribed  
before me this 5<sup>th</sup> day  
of April, 2022

Janet L. Hyde  
Notary Public  
Carroll County  
My Commission Expires \_\_\_\_\_

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: \_\_\_\_\_  
Address: \_\_\_\_\_



Overview



Legend

- Parcels
- # Address Numbers
- Roads

<b>Parcel ID</b>	049 0049	<b>Owner</b>	STITCHER JOHNNY & MARY JO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		465 TYUS VEAL RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		BOWDON, GA 30108	11/17/1995	\$75000	MP	U
<b>Acres</b>	41.57	<b>Physical Address</b>	455 TYUS VEAL RD	11/17/1995	0	NM	U
		<b>Assessed Value</b>	Value \$163882				

(Note: Not to be used on legal documents)

Date created: 4/20/2022  
 Last Data Uploaded: 4/19/2022 6:33:41 PM

Developed by **Schneider**  
 GEOSPATIAL



N/F  
 JOHNNY & MARY JO STITCHER  
 D.B. 898 PG. 147  
 P.B. 55 PG. 10  
 TAX PARCEL 049 0049  
 PARENT TRACT REMAINDER:  
 +/-32.83 ACRES

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C2	123.15'	532.13'	N71° 30' 34"W	122.88'
C3	77.83'	815.67'	N82° 31' 32"W	77.80'

L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	L20	L21	L22	L23
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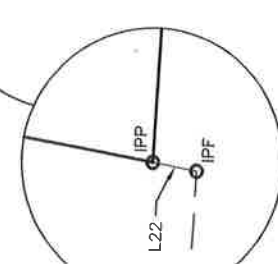
N/F  
 ROBBIN MORRIS SMITH  
 D.B. 5491 PG. 71  
 P.B. 102 PG. 23

**TRACT 1:**  
 8.74 ACRES

N/F  
 JOHNNY & MARY JO STITCHER  
 D.B. 898 PG. 147  
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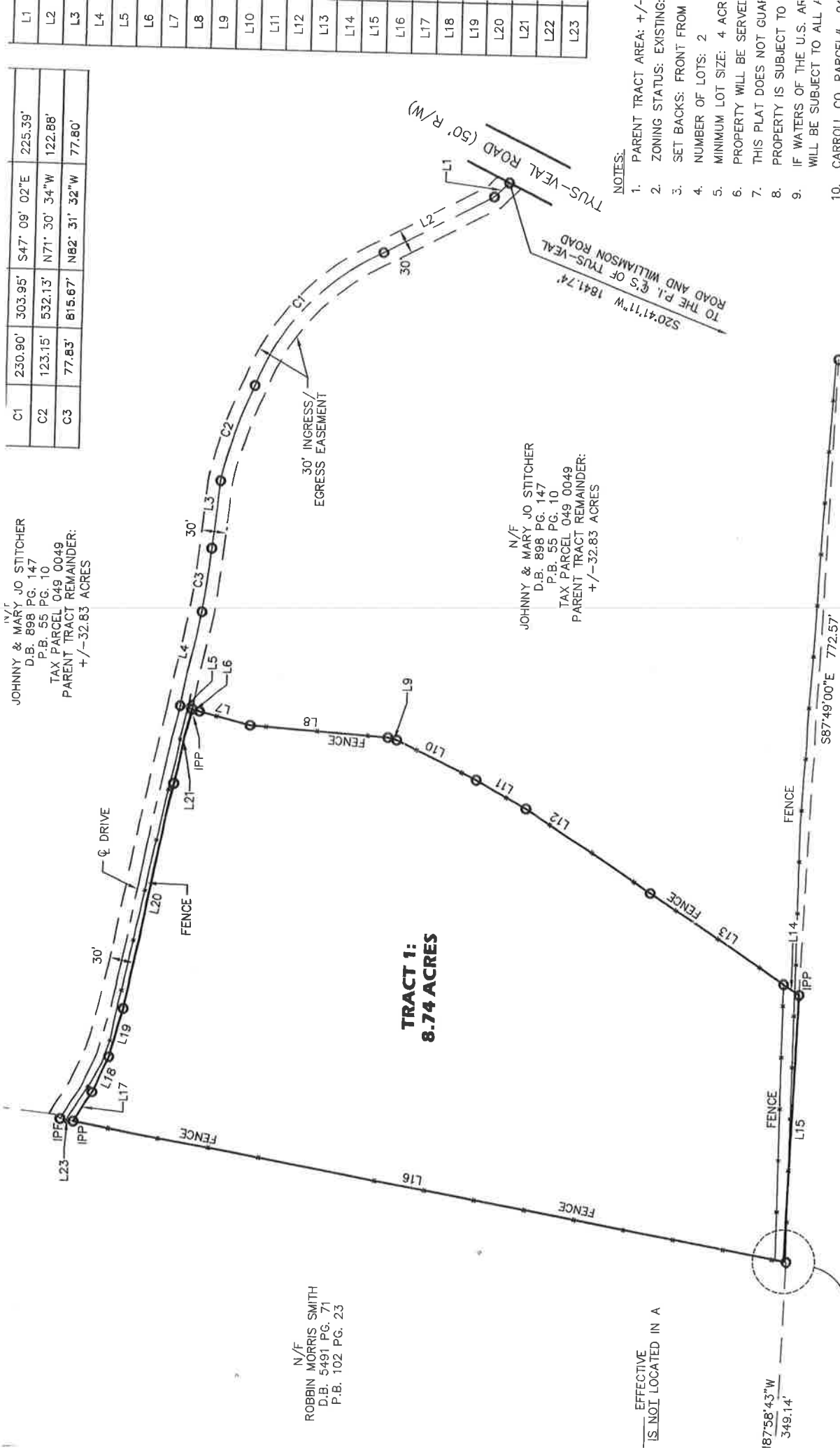
IS NOT LOCATED IN A  
 EFFECTIVE

187°58'43"W  
 349.14'



N/F  
 MICHAEL G & CHRISTY S MCCRAVY  
 D.B. 1138 PG. 206

DETAIL  
 SCALE: 1"=10'



TO THE P.I.'S OF TYUS-VEAL ROAD AND WILLIAMSON ROAD  
 S20°41'11"W 1841.74'

TYUS-VEAL ROAD (50' R/W)  
 L1 L2 30'

- NOTES:
1. PARENT TRACT AREA: +/-
  2. ZONING STATUS: EXISTING:
  3. SET BACKS: FRONT FROM
  4. NUMBER OF LOTS: 2
  5. MINIMUM LOT SIZE: 4 ACR
  6. PROPERTY WILL BE SERVEL
  7. THIS PLAT DOES NOT GUAR
  8. PROPERTY IS SUBJECT TO
  9. IF WATERS OF THE U.S. AR
  10. WILL BE SUBJECT TO ALL /
  10. CARROLL CO. PARCEL# 04
  11. ROAD RIGHT-OF-WAYS SHO
  12. CARROLL COUNTY ROADS R
  12. THE SHARING OF CURB CUT
  13. TO TWO DWELLING UNITS.
  13. ACCESS WAYS SHALL BE LI
  13. THIS PROPERTY IS NOT LOC
  14. TALLAPOOSA, SNAKE CREEK
  14. SURVEY REFERENCES: D.B.
  15. VARIANCE CASE#

**SURVEYORS CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A.  
 PREPARED BY A LAND SURVEYOR AND AF  
 JURISDICTIONS FOR RECORDING AS EVIDEN





V-22-05-03

Carroll County GIS

Intrafamily Transfer Variance  
Parcel #049-0049

Owner/Applicant: Mary Jo Stitcher

### Zoning

1.5 Mile Radius

Municipal

A - Agriculture (4 ac min.)

C - Commercial

I - Industrial

TP - Technology Park

OI - Office and Institutional

HDDR - High Density Detached Residential\*

MFR - Multi-Family Residential

MHS - Manufactured Home Subdivision

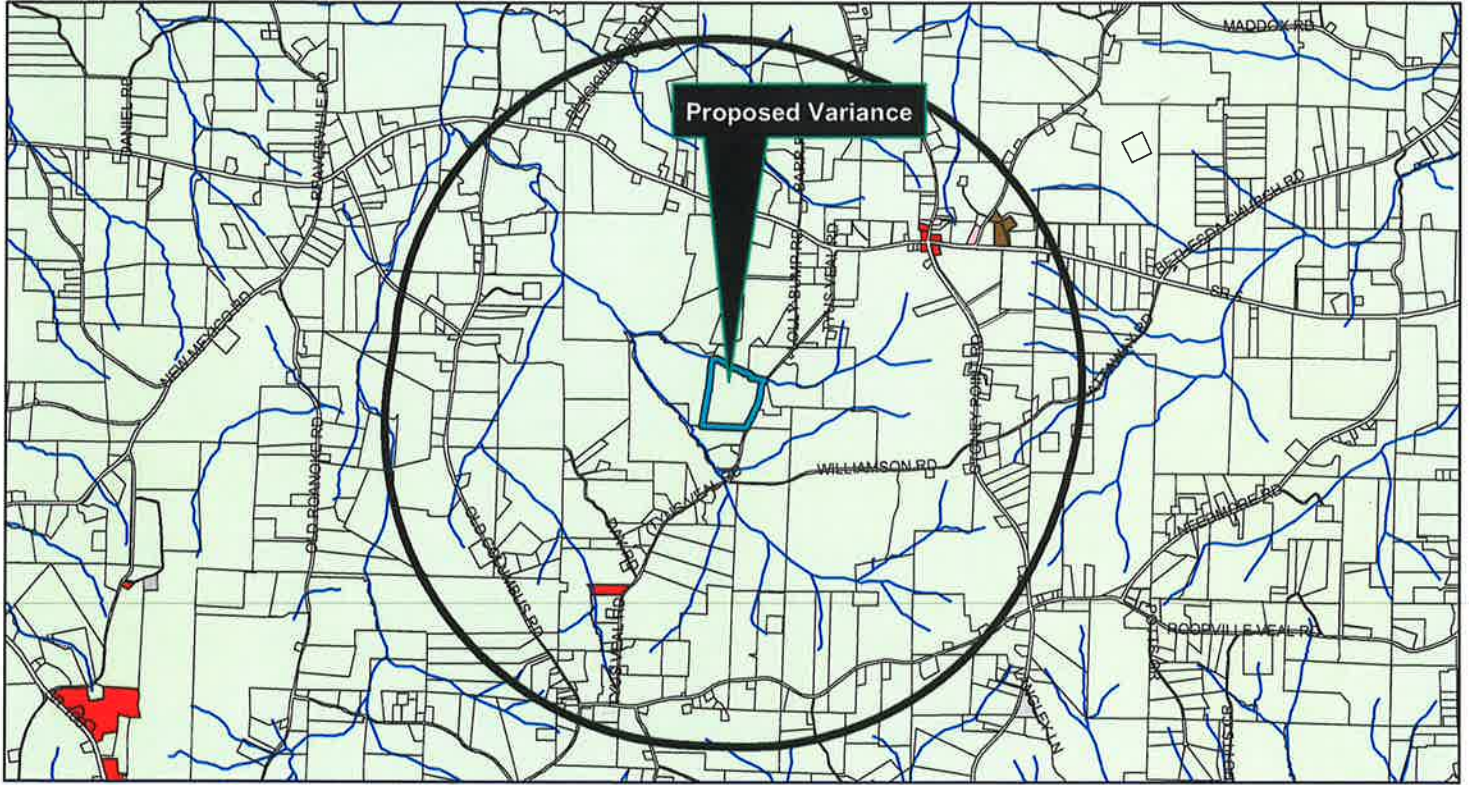
PUD - Planned Unit Development\*

R1 - Single Family Home ( 3 ac min.)\*

R2 - Single Family Home ( 1 ac min.)

R3 - Single Family Home ( 0.5 ac min.)\*

R30 - Single Family Home ( 0.75 ac min.)\*



### Future Land Use

1.5 Mile Radius

Agriculture

Commercial

Fairfield

Industrial

Park/Rec/Con

Public/instituti

Residential

Trans/Comm/Util

Primary

Secondary

