



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals June 1, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Karen Curtis, Bill Hodge, Patricia Whatley, Peggy Irwin, Bruce Kirby, Jim Stevenson, Clifford Tribble.
- III. Minutes. The May minutes were unanimously approved on a Motion by Commissioner Curtis, seconded by Commissioner Irwin, 5-0. New Commissioners Stevenson and Tribble abstained.
- IV. Business Session. The Director gave an update on Janet Hyde and introduced the new Board members.
- V. Hearing Procedures: The zoning administrator reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- VI. Requests:

V-23-06-01: Intrafamily- Lot Size Variance, zoned Agriculture, to split off 4 acres from 5.87 acres for granddaughter, which would make the remaining parcel less than the required 4 acre minimum. This property is located at 2001 W Hwy 5, Parcel #066-0003, Land Lot 186 of the 11th District. Owner/Applicant: James H. Parmer. Commission District 6.

The applicant James Parmer and his granddaughter, Bethany Graves, spoke in favor of the request. There was no opposition. Commissioner Irwin made a motion to recommend approval and Commissioner Curtis seconded. The recommendation for approval was unanimous, 7-0.

V-23-06-02: Intrafamily-Lot Size Variance, zoned Agriculture, to create a 4 acre irregular lot out of 10.88 acres, which is less than the required 7 acre minimum irregular lot size. This property is located next to 420 Paynes Lake Road, Parcel #128-0365, Land Lot 024 of the 6th District. Owner/Applicant: Randy Sprayberry. Commission District 5.

The applicant Randy Sprayberry was put on hospice and could not make the meeting. His brother-in-law James Agan spoke in favor of the request. He lives at 420 Paynes Lake Road. There was no opposition. Commissioner Irwin made a motion to recommend approval and Commissioner Kirby seconded. The recommendation for approval was unanimous, 7-0.

V-23-06-03: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 3 acres from 7.92 acres so daughter can build a home, which will be less than the required 4 acre minimum. This property is located at 2389 Pleasant Grove Church Road, Parcel #149-0059, Land Lot 121 of the 6th District. Owner/Applicant: Sheri Hutcheson/Sasha Hutcheson. Commission District 3.

The applicant Sasha Hutcheson and her mother, Sheri Hutcheson, spoke in favor of the request. There was no opposition from the public. Commissioner Stevenson made a motion to recommend approval and Commissioner Irwin seconded. Commissioner Hodge opposed. The recommendation for approval was 6-1.

The meeting was adjourned at 6:06 PM.