



# Carroll County Department of Community Development

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Nathan Ward  
Zoning Administrator

## Carroll County Board of Appeals August 3, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:39 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Bill Hodge, Bruce Kirby, Jim Stevenson, Clifford Tribble. Patricia Whatley. Peggy Irwin. Absent: Karen Curis.
- III. Minutes. The July minutes were unanimously approved on a Motion by Commissioner Hodge, seconded by Commissioner Kirby, 6-0.
- IV. Business Session. There was no business.
- 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-23-08-01: Intrafamily- Lot Size Variance, zoned Agriculture, to split off 1 acre from 5 acres for parents, which is less than the required 4 acre minimum. This property is located at 760 Old Camp Church Rd, Parcel #078-0388, Land Lot 038 of the 10<sup>th</sup> District. Owner/Applicant: Mark Winstead. Commission District 4.**

The applicant Mark Winstead spoke in favor of the request. Commissioner Stevenson asked who would live in the house after his parents are gone. Mr. Winstead said one of his kids would take the house; it would stay in the family. Commissioner Hodge asked if he considered adding on to the existing house. Mr. Winstead answered it would not be cost effective to add on to the house. 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 5-1.

**V-23-08-02: Intrafamily- Lot Size Variance, zoned Agriculture, to split 1 acre from 3.43 acres so she can live by her daughter, which is less than the required 4 acre minimum. This property is located at 550 Detweiler Road, Parcel #120-0099, Land Lot 266 of the 6<sup>th</sup> District. Owner/Applicant: Lovetitca Tanner. Commission District 3.**

The applicant Lovetita Tanner and her daughter, Lovetita, spoke in favor of the request. Commissioner Stevenson asked about the entrance to the proposed mobile home. Mrs. Tanner answered there is enough road frontage for its own driveway if needed. There was no opposition. Commissioner Hodge made a motion to recommend approval and Commissioner Tribble seconded. The recommendation for approval was unanimous, 6-0.

**V-23-08-03: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 4.79 acres so the father can put a mobile home, which is less than the required 4 acre minimum. Both homes would share the same driveway. This property is located at 1541 Melear Rd, Parcel #026-0079, Land Lot 54 of the 9<sup>th</sup> District. Owner/Applicant: Peggy Lewis. Commission District 6.**

The applicant Peggy Lewis spoke in favor of the request. Commissioner Tribble asked about a separate driveway to be used for the proposed mobile home. Mrs. Lewis said there is enough room for one but would use the existing driveway. There was no opposition. Commissioner Irwin made a motion to recommend approval and Commissioner Kirby seconded. The recommendation for approval was unanimous, 6-0.

**V-23-08-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split off approximately 3.5 acres from 5.5 acres for daughter to put a mobile home, which is less than the required 4 acre minimum. There is no road frontage, and the new parcel would use the existing driveway. This property is located at 1087 Clem Lowell Rd, Parcel #137-0070, Land Lot 5 of the 4<sup>th</sup> District. Owner/Applicant: Gail Sweatman/Cynthia Quinn. Commission District 4.**

The applicants Gail Sweatman and Cynthia Quinn spoke in favor of the request. Mrs. Sweatman explained her daughter currently lives in Charleston and would move here to live in a mobile home behind them. Adjacent neighbor Kristen Sines spoke against the request. She explained the tracts of land are very narrow and if they put a mobile home there, it would be very close to her house. Mrs. Sines bought the property for personal space and does not want to deal with renters in the future if Mrs. Sweatman's daughter ever moved out. Mrs. Quinn said the house and property would stay in the family. Commissioner Stevenson asked if the daughter could stay in the existing house. Mrs. Sweatman said they both would like their own privacy. Commissioner Hodge asked the staff what the setbacks would be for the proposed mobile home. The staff answered 15 feet setback from the side. Commissioner Tribble made a motion to deny the request and Commissioner Stevenson seconded. The vote was 3 yeses to deny and 3 opposed. Commissioner Irwin then made a motion to approve the request and Commissioner Kirby seconded. The vote was 3 yeses to approve and 3 opposed. The vote was a tie, 3-3. Commissioners Tribble, Stevenson, and Hodge opposed. Commissioners Irwin, Kirby, and Whatley approved. The request was tabled to the September 7 meeting. *No action taken.*

The meeting was adjourned at 6:33 PM.