



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

V-23-01-20

Date Received: 11/7/22
Received by: [Signature]

Application must be filed by noon on the 1st 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

Applicant Name: James h Blevins
Address: 285 Gray Rd City: Carrollton State: GA Zip: 30116
Phone: (678) 416-5937 Fax: () - - Email: jblev46@gmail.com

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: 285 Gray Rd
Variance Location (attach location map): 285 Gray Rd

Proposed Use: (If residential, residence must be at least 1,230 square feet) Residential

Total acreage: 1

Describe Proposed Variance:
Pull House and 1 A. so I can put Agricultural land back under TAX easement

Staff Use Only

Land Lot ____ of the ____ District, Carroll County Tax Map ____ Parcel ____



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Describe how the proposed Variance will affect:

Traffic: *NONE*

Parking: *NONE*

Availability of Public Facilities/Utilities: *NONE*

Other Relevant Impacts of the Proposal: *NONE*

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

Allow opportunity to sell/purchase the Existing Residence

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. All 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.: _____
Filing Fee: \$ _____
Pre-application Conf.: _____
Date advertised: _____
Date Notices Sent: _____
BOA Public Hearing Date: _____
Disposition: _____
Decision Letter Sent: _____



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Nathan Ward
Zoning Administrator

V-23-01-20

COMMISSION DISTRICT: 4
COUNTY COMMISSIONER: Steve Fuller

PUBLIC HEARING DATES

BOARD OF APPEALS: February 28, 2023

REQUEST: The Variance is to split off 1 acre with a house off of 20 acres. The property is zoned Agriculture which means it will be less than the 4 acre minimum.

Owner/Applicant: James Blevins
Acres: 5
Parcel Number(s): 112-0063
Location: 285 Gray Road, Carrollton, GA

Current Land Use: Agriculture
Future Land Use: Agriculture

PROJECT DESCRIPTION: The Variance request is to split off 1 acre with house off of 20 acres. The property is zoned Agriculture which means there is a minimum of 4 acres.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Agricultural
East	Agricultural	Agricultural
South	Agricultural	Agricultural
West	Agricultural	Agricultural

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:

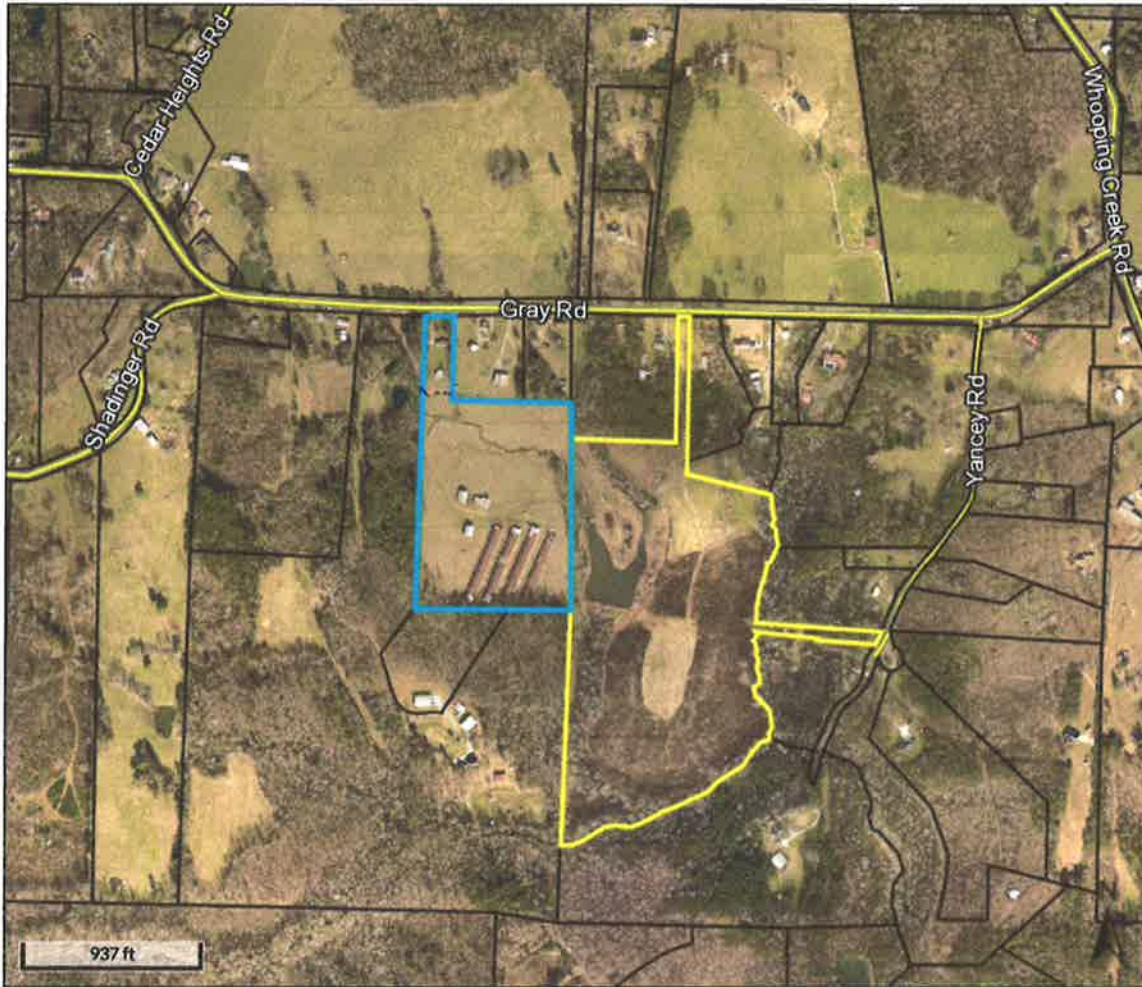
The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

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.

Yes, the proposed single family dwelling is compatible with the neighborhood.



Overview



Legend

- Parcels
- Roads

Parcel ID	112 0063	Owner	BLEVINS FAMILY PARTNERSHIP LP	Last 2 Sales			
Class Code	Residential		116 YANCEY RD	Date	Price	Reason	Qual
Taxing District	COUNTY		CARROLLTON, GA 30116	12/27/2007	0	LA	U
Acres	20.54	Physical Address	285 GRAY RD	9/7/2000	\$275000	PP	U
		Assessed Value	Value \$223347				

(Note: Not to be used on legal documents)

Date created: 1/20/2022
 Last Data Uploaded: 1/20/2022 6:05:42 PM

Developed by  Schneider
 GEOSPATIAL



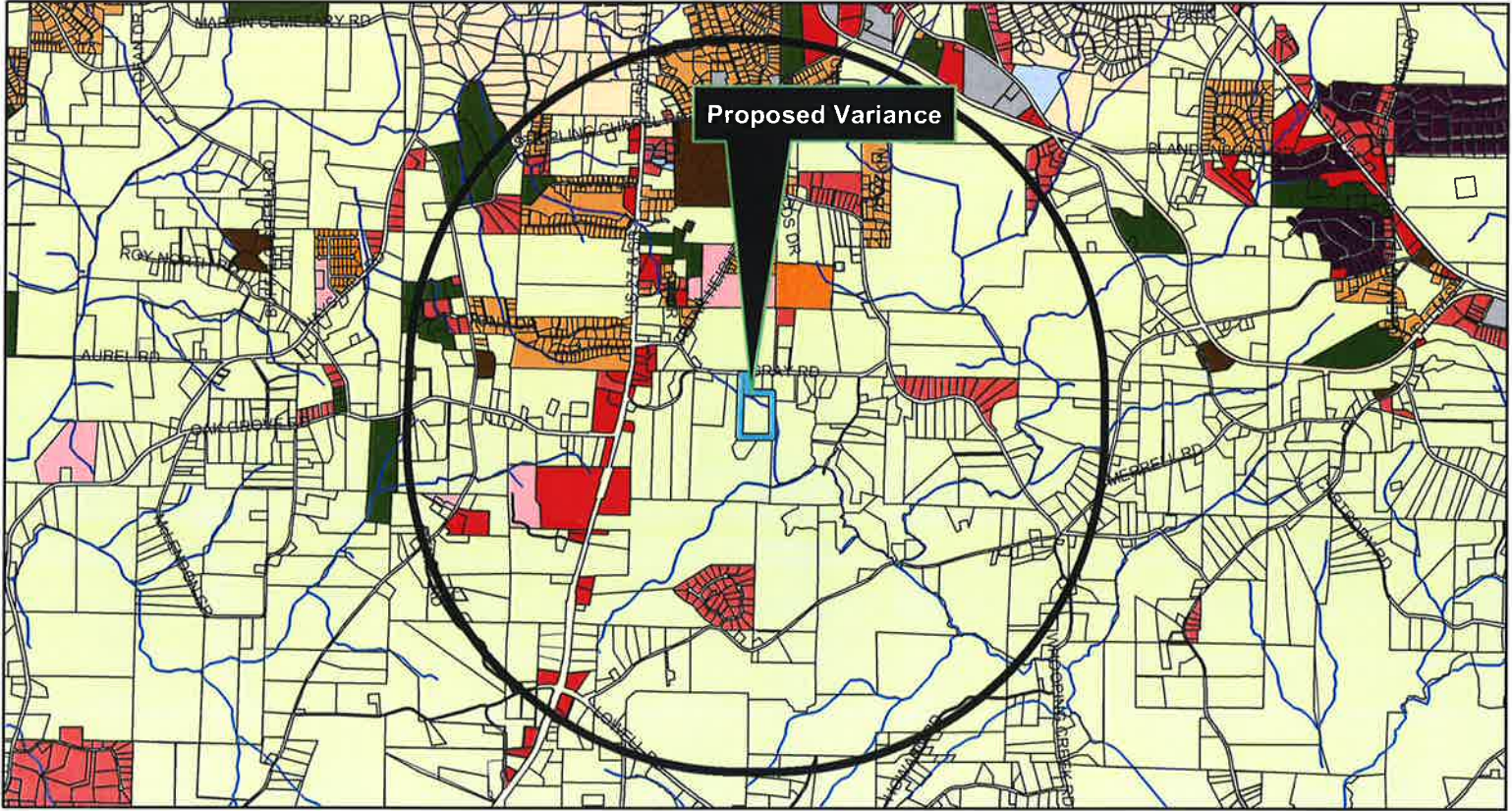
V-23-01-20

Carroll County GIS

Minimum Lot Size Variance
Parcel #112-0063
Applicant: James Blevins

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 Miles Radius
- Fairfeild
- Agriculture
- Commercial
- Public/instituti
- Industrial
- Park/Rec/Con
- Residential
- Trans/Comm/Util
- Primary
- Secondary

