

**Carroll County Community Development Board of Appeals
Minutes of Meeting
Thursday, March 7, 2019
David Perry Administration Building
423 College Street, Carrollton, GA 30117**

- I. Call to Order. Chairperson Whatley called the meeting to order at 5:30 p.m.
- II. Roll Call. The County Planner called the roll. Present: Chairperson Patricia Whatley, Commissioners Karen Curtis, Lee Sundberg, Peggy Irwin, and Ryan Sammon. Commissioner Gibson was absent.
- III. Minutes (February 7, 2019). Unanimously approved on a motion by Commissioner Irwin and seconded by Commissioner Sammon, with one correction.
- IV. Business Session. There was no business.
- V. Hearing Procedure. Chairperson Whatley read the Hearing Procedures, copies of which were available and made part of the Minutes by reference.
- VI. Requests:

Case V-19-03-01 was withdrawn. It had been requested that Case V-19-03-08 be heard first due to the applicant being sick.

V-19-03-08: Variance, zoned Agricultural, to split approximately one acre with existing home from a two acre tract. The property is located at 105 Tranquility Drive, Tax Parcel #153-0097, Land Lot 82 of the 5th District. Commission District 5. Commissioner: Lee Powers. Owner/Applicant: Martha Luallen.

Mr. Luallen spoke in favor of the request and stated that he did not want a variance. Staff indicated that there seemed to have been some confusion and stated that the case would be heard at the next meeting.

V-19-03-02: Variance for reduction of setbacks from 15' to 5.' The property is located at 15 Deerfield Lane. Tax Parcel #130-0317, Land Lot 174 of the 5th District. Commission District 3. Commissioner: Tommy Lee. Owner/Applicant: Christopher Oehler.

Mr. Oehler spoke in favor of his request and stated he wanted to build a garage but needed to place it closer than the 15' setback which was required. He stated he wanted it to be about six feet from the property line. He showed the property on Google maps and showed where the garage would be located. He said he is wanting to protect his boat and car from unscrupulous neighbors. Commissioner Curtis made the motion to approve and the approval was unanimous.

V-19-03-03: Variance, zoned Agricultural, to split approximately 1.2 acres from a 7.16 acre tract. The property is located at 45 Lively Road, Waco. Tax Parcel #037-0093, Land Lot 331 of the 7th District. Commission District 6. Commissioner: George Chambers. Owner/Applicant: Mark Steffey.

Mr. Steffey spoke in favor of his request. He stated that he and his wife have lived there for 20 years and four years ago his father-in-law, who lives next door, had a stroke. He stated that they need to purchase approximately 1.2 acres of the father-in-law's property to liquidate some funds so that he may be able to stay in the home. He said the property will go to his wife after the father-in-law passes. He says he is paying fair market value for the property. There was no opposition. Commissioner Irwin motioned to approve and Commissioner Sundberg seconded. The approval was unanimous.

V-19-03-04: Variance, zoned Agricultural, to allow construction of a single family residence on property located on Pleasant Ridge Road, Tax Parcel #089-0887, Land Lot 223 of the 10th District. Owner/Applicant: Hughes Custom Homes, Inc.

Mr. Hughes spoke in favor of the request. He stated that he wants to be able to build on agriculturally zoned property which is less than four acres in size. He stated that he would be building a single family residence which is equal to or better than what is in the area. He stated there is 274' of road frontage. He said that all parcels in remote proximity are smaller than this tract. There was no opposition. Commissioner Irwin motioned to approve and Commissioner Curtis seconded. The approval was unanimous.

V-19-03-05: Variance, zoned Agricultural, to allow construction of a single family residence on property located at 2196 Roopville-Veal Road, Tax Parcel #050-0083, Land Lot 202 of the 11th District. Commission District 6. Commissioner: George Chambers. Owner/Applicant: Zach Bradley and Ashley Nunley.

Mr. Bradley and Ms. Nunley spoke in favor of the request. They stated they had looked for land for five years and found this to build a house. There were unaware that they could not build on property less than four acres. They did not know that they could not build on it until they tried to get the building permit. There was no opposition. Commissioner Sundberg motioned to approve and Commissioner Sammon seconded. The vote to approve was unanimous.

V-19-03-06: Variance, zoned Agricultural, to split approximately two acres from a 5.28 acre tract. The property is located at 401 W. Highway 5, Whitesburg. Tax Parcel #181-0033, Land Lot 49 of the 4th District. Commission District 5. Commissioner: Lee Powers. Owners/Applicants: Alan and Brenda Wilson.

The applicants spoke in favor of the request. They outlined how they had purchased a portion of the property from a gentleman who let the property go into foreclosure before the deed was recorded. They rescued the property out of foreclosure by paying off the debt and now own the entire property. They built a pole barn and then wanted to convert it to a home, but are unable to get a permit to do so without splitting the parcel. The person they purchased the property from owns the other home on the property. They had to hire Attorney Huck Smith to sort out all of the ownership and they now have clear title to the property.

There was some discussion about the proper procedures for building permits, access and driveway to the property, and comments received by staff regarding this property. There was no opposition to the request. Commissioner Irwin motioned for approval and Commissioner Sundberg seconded. The approval was passed with only Commissioner Curtis opposing.

V-19-03-07: Intra-Family Transfer Variance, zoned Agricultural, to split approximately one acre with existing home from a 26 acre tract. The property is located at 4496 W. Hwy 5, Bowdon,

Tax Parcel #032-0023, Land Lot 21 of the 9th District. Commission District 6. Commissioner: George Chambers. Owner/Applicant: Scott Heath.

Mr. Heath spoke in favor of the request. He stated that they would like to give an acre to their daughter. There was no opposition. Commissioner Sammon motioned to approve and Commissioner Curtis seconded. The vote was unanimous.

VII. Adjourn. The meeting was adjourned at 7:30 p.m. on motion by Commissioner Curtis and second by Commissioner Sundberg.