



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals October 5, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:31 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 Curtis.
- III. Minutes. The September minutes were unanimously approved on a motion by Commissioner Kirby, seconded by Commissioner Hodge. 6-0.
- IV. Hearing Procedures: The zoning administrator reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- V. Requests:

V-23-10-01: Lot Size Variance, zoned Agriculture, to split off 1.036 acres with a house from 44.7 acres, which is less than the required 4 acre minimum. This property is located at 561 Brock Rd, Parcel #062-0022, Land Lot 11 of the 10th District. Owner/Applicant: Andrew Wilson. Commission District 6.

The applicant's uncle, John Wilson, spoke in favor of the request. Neighbor Joe McGinnis and future buyer Debbie Shiflett, also spoke in favor of the request. Commissioner Hodge asked about the financing. John answered they would get a better rate if they split off the house. There was no opposition. Commissioner Irwin made a motion to recommend approval, and Commissioner Kirby seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

V-23-10-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.13 acres with a house from 25.5 acres to comply with the family Will, which is less than the required 4 acre minimum. This property is located at 3090 Roopville Veal Rd, Parcel #051-0018, Land Lot 246 of the 11th District. Owner/Applicant: HD and Lola Payne. Commission District 6.

The applicant Gena Payne spoke in favor of the request. Commissioner Whatley asked who would live in the house. Gena answered it would be family. Commissioner Irwin asked who will get the 5 acres tracts. Gena answered it will go to her brothers. Commissioner Hodge asked who owns tract 4. Gena answered her brothers own it, but they never divided it up. All the tracts of land will stay within the family. There was no opposition from the public. Commissioner Irwin made a motion to recommend approval, and Commissioner Whatley seconded. Commissioner Hodge and Commissioner Tribble opposed. The recommendation for approval was 4-2. **APPROVED**

V-23-10-03: Road Frontage Variance, zoned Agriculture, to split off 4 acres with a house with no road frontage. This property would use an existing easement. This property is located at 160 Redland Bend Rd, Parcel #126-0104, Land Lot 76 of the 6th District. Owner/Applicant: Alison Edwards. Commission District 3.

The applicant Alison Edwards spoke in favor of the request. Neighbor Pam Dodd also spoke in favor of the request and explained she owns the easement. Commissioner Stevenson and Commissioner Irwin asked about the easement. Alison said she will be using the existing easement. There was no opposition. Commissioner Stevenson made a motion to recommend approval, and Commissioner Hodge seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

V-23-10-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split 4.82 acres in half so each parcel has approximately 2.4 acres, which is less than the required 4 acre minimum. This property is located at 1997 Burwell Rd, Parcel #042-0008, Land Lot 115 of the 10th District. Owner/Applicant: Nadine Robinson. Commission District 6.

The applicant Nadine Robinson spoke in favor of the request. Commissioner Whatley asked who would live in the other house. Nadine answered a family member will live there. Commissioner Stevenson and Commissioner Irwin asked about the driveway. Nadine answered they can use the same driveway, or they can make a new one if needed. There was no opposition. Commissioner Irwin made a motion to recommend approval, and Commissioner Kirby seconded. The recommendation for approval was 6-0. **APPROVED**

V-23-10-05: Lot Size Variance, zoned Agriculture, to split off 1.5 acres from 4.28 acres to use as road frontage for an existing landlocked parcel, which is less than the required 4 acre minimum. This property is located at 2515 W Hwy 5, Parcel #049-0062 and #049-0001, Land Lot 218 of the 11th District. Owner/Applicant: David and Tammy Nichol. Commission District 6.

The applicants David and Tammy Nichol spoke in favor of the request. Commissioner Hodge asked how much land will be left on the parcel with a house. Tammy answered it will be 2.78 acres. 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. **APPROVED**

VI: Business Session. There was no business. The board members were told there were no requests for the next meeting.

The meeting was adjourned at 6:35 PM.