



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals March 7, 2024 Minutes

- I. Call to Order. Commissioner Curtis called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Peggy Irwin, Bruce Kirby, Clifford Tribble, Karen Curtis. Absent: Jim Stevenson, Patricia Whatley, Bill Hodge.
- III. Minutes. The February minutes were unanimously approved on a motion by Commissioner Irwin, seconded by Commissioner Kirby. 4-0.
- 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-24-03-01: Lot Size Variance, zoned Agriculture, to split off 1 acre with a house so each house has its own parcel. One house will get 3.01 acres and one house will get 1 acre, which is less than the required 4 acre minimum. This property is located at 170 White Rose Ln, Parcel #100-0029, Land Lot 238 of the 6th District. Owner/Applicant: Heather Pennington. Commission District 3.

The applicant, Heather Pennington, spoke in favor of the request. Commissioner Irwin asked if it was zoned residential. Heather and staff answered it is zoned agriculture, but the FLU is residential. Commissioner Curtis asked if there is septic on both houses. Heather answered yes. Commissioner Tribble asked staff if the zoning would stay agriculture. Staff answered yes it will. There was no opposition. Commissioner Irwin made a motion to recommend approval, and Commissioner Tribble seconded. The recommendation for approval was unanimous, 4-0. **APPROVED**

V-24-03-02: Lot Size Variance, zoned Agriculture, to split off 1.95 acres from 89.78 acres, which is less than the required 4 acre minimum. This property is located at 753 Craven Rd, Parcel #044-0008, Land Lot 49 of the 10th District. Owner/Applicant: Denise Rowell/Martha Traylor. Commission District 6.

The applicant's brother and son of Martha Traylor, Michael Traylor, spoke in favor of the request. He explained his sister did not want to maintain 4 acres. Commissioner Tribble asked if the land was in a conservation use covenant and if he was okay with the consequences if he split the land. Michael answered it is in a covenant, and he talked to the tax assessor's office and the house should stay with the family. Commissioner Kirby asked if the total acreage was 89.7 acres. Michael answered yes. Commissioner Irwin asked if there is access from Dixon Road. Michael answered there is about 200 feet of frontage off Dixon Rd. Commissioner Kirby asked why they couldn't split off 4 acres. Michael answered it would take away road frontage on Craven Rd. Commissioner Irwin asked how much road frontage would be left. Michael answered there would be about 400 feet. There was no opposition. Commissioner Irwin made a motion to approve the request, and Commissioner Tribble seconded. The recommendation for approval was unanimous, 4-0. **APPROVED**

V-24-03-03: Setback Variance, zoned Agriculture, requesting that the front setback of the barn be 45 feet from the road instead of the required 100 foot front setback. This property is located at 3642 Tyus Carrollton Rd, Parcel #064-0018, Land Lot 189 of the 11th District. Owner/Applicant: Ethan Wiggins. Commission District 6.

The applicant, Ethan Wiggins, spoke in favor of the request. Commissioner Curtis asked if he lived there. Ethan answered not yet. The house is being built. Commissioner Irwin asked where the driveway will be. Ethan answered there will be a circular driveway in front of the house. Commissioner Curtis asked what the brown block was on the sketch. Ethan answered that is the septic tank. Commissioner Tribble stated there shouldn't be a concern of the barn causing a blind spot. Ethan said no, the road is straight in that area in front of the property. There was no opposition. Commissioner Irwin made a motion to approve the request, and Commissioner Kirby seconded. The recommendation for approval was unanimous, 4-0. **APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 5:56 PM.