



Carroll County Department of Community Development

997 Newnan Rd
P.O. Box 338

Carrollton, GA 30116
(770) 830-5861

Carroll County Board of Appeals July 11, 2024 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Jim Stevenson, Patricia Whatley, Bill Hodge, Karen Curtis. Absent: Bruce Kirby, Peggy Irwin, Clifford Tribble.
- III. Minutes. The June minutes were unanimously approved on a motion by Commissioner Hodge, seconded by Commissioner Curtis. 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-24-07-01: Lot Size Variance, zoned Agriculture, to split .5 acres from 1.87 acres to combine with an adjacent parcel to build a home, which is less than the required 4 acre minimum. This property is located at 3381 Hog Liver Rd, Parcel #105-0042 and #105-0041, Land Lot 015 of the 6th District. Owner/Applicant: Elaine Holcombe/Colby Houser. Commission District 6.

The applicant, Colby Houser, spoke in favor of the request. Commissioner Curtis asked if there were any .5 acre lots in the area, and if the property already had a driveway. Colby answered no to both questions. Commissioner Whatley asked what kind of house it would be. Colby answered it would be a conventional home. There was no opposition. Commissioner Curtis made a motion to approve the request, and Commissioner Hodge seconded. The vote for approval was unanimous, 4-0. **APPROVED**

V-24-07-02: Lot Size Variance, zoned Agriculture, to split off 1.8 acres from 3.92 acres to combine with an adjacent parcel, which is less than the required 4 acre minimum. This property is located at 229 Gardner Rd, Parcel #104-0005 and #104-0077, Land Lot 045 of the 6th District. Owner/Applicant: Stanley Hesters/Emma Hesters. Commission District 3.

The applicant, Stanley Hester, spoke in favor of the request. Neighbor David K. also spoke in favor. Commissioner Whatley asked if there are two houses on the property. Stanley answered yes.

Commissioner Hodge asked if the driveway encroaches on the other property. Stanley answered yes it does. There was no opposition. Commissioner Stevenson made a motion to approve the request, and Commissioner Hodge seconded. The vote for approval was unanimous, 4-0. **APPROVED**

V-24-07-03: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement to 50 ft. This property is located at 322 E McIntosh Circle, Parcel #183-0102, Land Lot 111 of the 4th District. Owner/Applicant: Jason O Henry. Commission District 5.

The applicant, Jason Henry, and his wife, Tina Henry, spoke in favor of the request. They explained there is not much traffic on the road, and the road dead ends. There was no opposition. Commissioner Stevenson made a motion to approve the request, and Commissioner Curtis seconded. The vote for approval was unanimous, 4-0. **APPROVED**

V-24-07-04: Intrafamily Variance, zoned Agriculture, to split off 1 acre with a house from 4.65 acres, which is less than the required 4 acre minimum. This property is located at 210 Hubbard Springs Rd, Parcel #092-0138, Land Lot 31 of the 11th District. Owner/Applicant: Walter Denney. Commission District 5.

The applicants, Walter Denny and his grandson Tyler Denny, spoke in favor of the request. Commissioner Whatley asked who the house will go to. Walter answered it will be deeded to his son then to his grandson. Commissioner Stevenson asked if the house would be gifted or sold and if Tyler lived in the house now. Walter answered that it will be sold to him and that Tyler and his family live in the house now. Commissioner Curtis asked if there are more 1-acre parcels in the area. They answered it is mostly large acreage parcels all owned by the Denny family. Commissioner Hodge asked if they lived in trailer. Tyler answered they temporarily lived in one a while ago. There was no opposition from the public. Commissioner Stevenson made a motion to approve the request, and Commissioner Whatley seconded. Commissioner Curtis denied. The vote for approval was, 3-1. **APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:06 PM.