



Carroll County Department of Community Development

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Carroll County Board of Appeals August 1, 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, Bruce Kirby, Peggy Irwin. Absent: Clifford Tribble.
- III. Minutes. The July minutes were unanimously approved on a motion by Commissioner Hodge, seconded by Commissioner Curtis. 5-0. Commissioner Irwin arrived after the vote.
- 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-24-08-01: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement to 86 ft to build a garage. This property is located at 36 Cross Plains Hulett Rd, Parcel #174-0028, Land Lot 21 of the 5th District. Owner/Applicant: Phillip Plemons. Commission District 5.

The applicant, Phillip Plemons, spoke in favor of the request. Commissioner Whatley asked if there was anywhere else it could move to on the property. Phillip answered no because of the topography. Commissioner Curtis asked if the house was already there. Phillip answered yes. There was no opposition. Commissioner Curtis made a motion to approve the request, and Commissioner Stevenson seconded. The vote for approval was unanimous, 6-0. **APPROVED**

V-24-08-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 2 acres to build a home, which is less than the required 4 acre minimum. This property is located at 135 Flat Rock Rd, Parcel #170-0073, Land Lot 36 of the 6th District. Owner/Applicant: Johnny Potts/Tina Elsberry. Commission District 5.

The applicant, Tina Elsberry, spoke in favor of the request. There were concerns from the commissioners about the state of the property according to Codes Enforcement, and why it has taken a while to get it cleaned up. Tina explained she needed help and was trying to get help from family members. There was also confusion on why the property owner, Johnny Potts, did not show up to speak in favor. Tina explained that he did not think he needed to show up. Commissioner Kirby asked staff if the 1-acre property could be sold if they decided not to build on it. Staff answered yes, it could be sold. There was no opposition from the public. Commissioner Curtis made a motion to deny the request, and Commissioner Kirby seconded. The vote for denial was unanimous, 6-0. **DENIED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:11 PM.