



Carroll County Department of Community Development

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Carroll County Board of Appeals November 7, 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, Peggy Irwin, Bruce Kirby. *Commissioner Irwin arrived after the first request.*
- III. Minutes. The September and October minutes were unanimously approved on a motion by Commissioner Hodge, seconded by Commissioner Curtis. 5-0.
- 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-24-10-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.5 acres from 65.83 acres, which is less than the required 7 acre minimum flagpole lot. This property is located at 151 Lee Morgan Rd, Parcel #061-0039, Land Lot 44 of the 10th District. Owner/Applicant: Garrett Denney/Patrick Denny. Commission District 6. *Tabled from October meeting.*

The applicant, Patrick Denny, spoke in favor of the request. Commissioner Stevenson asked what would happen to the remainder of the parcel and if it was a dirt road. Patrick answered he would use it for cows and sheep, and it was a dirt road. Commissioner Hodge asked about the intrafamily transfer which qualifies as a parent/child relationship. Patrick said it is going to his son. There was no opposition. Commissioner Hodge made a motion to approve the request, and Commissioner Stevenson seconded. The vote for approval was unanimous, 5-0. **APPROVED**

V-24-10-02: Lot Size Variance, zoned Agriculture, to split off 1.06 acres from 50.67 acres, which is less than the required 4 acre minimum. This property is located on Hwy 5 W/Blackwelder Rd, Parcel #048-0162(0055), Land Lot 251 of the 11th District. Owner/Applicant: Trademark Quality Homes/Jerlean Morris. Commission District 6. *Tabled from October meeting.*

Michael Crawford from GA and West Surveying, spoke in favor of the request. Commissioner Irwin asked if the tracts across the road would be for Trademark Homes. Michael answered yes. Commissioner Whately asked if the mobile homes would be removed. Michael answered yes, they would be removed and replaced with one house. Commissioner Hodge asked if all the setbacks could be met. Michael answered yes there is plenty of room for a house and the septic would be inspected upon building permit. The County Attorney explained the minor lot split ordinance and how only intrafamily transfers are allowed to go before the Board, but the older ordinance did allow for lot size variances. Commissioner Hodge asked what would happen with the property if it was denied. Michael said it would probably be attached to the tract across the road. There was no opposition from the public. Commissioner Hodge made a motion to deny the request, and Commissioner Curtis seconded. Commissioner Stevenson voted to approve. The vote for denial was 5-1. **DENIED**

V-24-11-01: Lot Size Variance, zoned Agriculture, to split off 2 acres from 4.01 acres to combine with an adjacent parcel, which is less than the required 4 acre minimum. This property is located at 94 Gilley Rd, Parcel #158-0055, Land Lot 124 of the 5th District. Owner/Applicant: Tamra Wakefield. Commission District 5.

The applicant, Tamra Wakefield, spoke in favor of the request. Paul Simmons also spoke in favor. He said he wants to buy it and clean it up. Nothing will go on the property. A neighbor asked what they would do with the property that's being split. Tamra answered it is going to a family member (Simmons), and it will join their property. Commissioner Curtis asked how much acreage it will be when it is joined. Tamra said it would be 4 acres and hers would be left with 2 acres. Commissioner Whatley asked when the property was bought. Tamra answered it was bought in 1964. The County Attorney explained how these properties were grandfathered in and zoned Agriculture. There was no opposition. Commissioner Stevenson made a motion to approve the request, and Commissioner Irwin seconded. The vote for approval was unanimous, 6-0. **APPROVED**

V-24-11-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.5 acres from 6.52 acres, which is less than the required 4 acre minimum. This property is located at 235 Tyus Carrollton Rd, Parcel #077-0300, Land Lot 69 of the 10th District. Owner/Applicant: Gary Powell. Commission District 4.

The applicant, Gary Powell and one of his daughters, spoke in favor of the request. Commissioner Whaltery asked if he would sell the existing house and build a new house to live with the daughter. Gary said she might live in the existing house, and he will build and live in the new house. Commissioner Irwin asked if he would transfer the property to his daughter like the application stated. Gary said he probably would, but he did not know yet. He did not know what his plans were. The Board had concerns over the applicant not having any plans and not really knowing what he wanted to do. Commissioner Curtis made a motion

to table the request to the next meeting to give the applicant time to think about his plans. Commissioner Whatley seconded. The vote to table the request to the next meeting was unanimous, 6-0. **TABLED TO DECEMBER MEETING**

VI: Business Session. There was no business.

The meeting was adjourned at 6:46 PM.