



Carroll County Department of Community Development

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Carroll County Board of Appeals December 5, 2024 Minutes

- I. Call to Order. Commissioner Stevenson called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Jim Stevenson, Bill Hodge, Karen Curtis, Bruce Kirby, Chuck Joiner. Absent: Peggy Irwin, Patricia Whatley.
- III. Minutes. The November minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Kirby. 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-24-11-02: 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. *Tabled from November meeting.*

The applicant, Gary Powell, spoke in favor of the request. Staff explained that Gary wanted to do what was written in the application. His daughter would live in the existing house, and he would build a new house for him on the remaining parcel. There was no opposition. Commissioner Hodge made a motion to approve the request, and Commissioner Curtis seconded. The vote for approval was unanimous, 5-0.

APPROVED

V-24-12-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 3.03 acres from 7.03 acres, which is less than the required 4 acre minimum. This property is located at 4245 Hutcheson Ferry Rd, Parcel #206-0196, Land Lot 98 of the 3rd District. Owner/Applicant: Chris Carnes. Commission District 5.

The applicant, Chris Carnes, spoke in favor of the request. Commissioner Curtis asked if they live on the property. Chris answered they live on the 8-acre property beside it. There is a rental home on the 7.03

acres. Commissioner Stevenson asked if the mother would live in the new house. Chris answered yes, she would. Commissioner Hodge asked if they could add more acreage to the property to make it 8 acres so they could split it. Chris said no because of the mortgage. There was no opposition. Commissioner Curtis made a motion to approve the request, and Commissioner Kirby seconded. The vote for approval was unanimous, 5-0. **APPROVED**

V-24-12-02: Setback Variance, zoned Commercial, to build a fellowship hall within the required commercial setbacks. This property is located at 1187 Dallas Hwy, Parcel #186-0083, Land Lot 208 of the 2nd District. Owner/Applicant: Christ First Church. Commission District 2.

James Reid, the pastor, spoke in favor of the request. Commissioner Curtis asked if the new fellowship hall would be going in the same location as the old one. James said it would; 6.5 ft from the sides. He explained it is of similar size as the old fellowship building but with more space inside. It would be going in the same footprint as the old one. Commissioner Hodge was unsure why this request required a variance and stated that he did not think this needed a variance, especially since it is a church. There was no opposition. Commissioner Stevenson made a motion to approve the request, and Commissioner Hodge seconded. The vote for approval was unanimous, 5-0. **APPROVED**

VI: Business Session. The new Commissioner Chuck Joiner was introduced to the Board.

The meeting was adjourned at 6:01 PM.