



# Carroll County Department of Community Development

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## Carroll County Board of Appeals January 9, 2025 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 December minutes were unanimously approved on a motion by Commissioner Hodge, seconded by Commissioner Joiner. 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-25-01-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.74 acres from 18.03 acres, which is less than the required 4 acre minimum. This property is located at 333 Lambert Rd, Parcel #205-0062, Land Lot 90 of the 3<sup>rd</sup> District. Owner/Applicant: Taylor Baker. Commission District 5.**

The applicant, Taylor Baker, spoke in favor of the request. Multiple neighbors spoke against the request. They said that the applicant should have to comply with the 4-acre rule. Taylor explained he would if he could, but the 4/1 ratio (cannot be 4 times deep as it is wide), and road frontage prevent him from splitting 4 acres. Commissioner Hodge asked if he would split again. Taylor said no, but 3 acres was previously split off from a past owner. Commissioner Hodge made a motion to deny the request, and Commissioner Curtis seconded. The vote for denial was unanimous, 5-0. **DENIED**

**V-25-01-02: Setback Variance, zoned Agriculture, to reduce the 125 ft front setback requirement from the highway to 65 ft to build a storage building. This property is located at 3782 E Hwy 5, Parcel #140-0006, Land Lot 103 of the 4<sup>th</sup> District. Owner/Applicant: Dillon and Brandy Tankersley. Commission District 5.**

The applicant, Dillon Tankersley, spoke in favor of the request. Commissioner Stevenson asked what prevented them from moving it back further. Dillon explained the land drops off and he would have to cut down more trees. The Board asked why he put 150ft on the permit. Dillon explained he did not research enough about the setbacks and made an educated guess. Commissioner Hodge asked staff if the county road setback is the same for a highway. Staff answered no; county road is 100ft from centerline, and highways are 125ft from center line. There was no opposition. Commissioner Hodge made a motion to approve the request, and Commissioner Joiner seconded. The vote for approval was unanimous, 5-0.

**APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:10 PM.