



Carroll County Department of Community Development

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Carroll County Board of Appeals March 6, 2025 Minutes

- I. Call to Order. Commissioner Whatley 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, Chuck Joiner, Peggy Irwin, Patricia Whatley. Absent: Bruce Kirby
- III. Minutes. The January minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Hodge. 6-0.
- 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-25-03-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off a 5.27-acre flagpole lot from 9.93 acres, which is less than the required 7-acre minimum for flagpole lots. This property is located at 190 Barber Rd, Parcel #114-0099, Land Lot 34 of the 4th District. Owner/Applicant: Harvey and Cari Dunn. Commission District 4.

The applicants, Cari and Harvey Dunn, spoke in favor of the request. Commissioner Curtis asked if there was a mobile home and house already on the property. Cari answered yes, but the house is unlivable and will be torn down. Commissioner Hodge asked if they would be buying the 60ft of road frontage from the neighbor and does the neighbor know. Cari answered yes, they plan to buy it if the variance is approved. The Board members discussed using the same driveway or the 60ft flagpole to reach the property. The applicants said they would use the same driveway but needed road frontage to split the property and add another mobile home. Commissioner Irwin made a motion to approve the request under the condition that they buy the 60ft of road frontage from the neighbor, and Commissioner Joiner seconded. Commissioner Hodge denied. The vote for approval was 5-1. **APPROVED WITH THE CONDITION THAT THE APPLICANT PURCHASE 60FT of ROAD FRONTAGE FROM THEIR NEIGHBOR.**

V-25-03-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.5 acres from 5.16 acres, which is less than the required 4-acre minimum. This property is located at 225 Guthrie Rd, Parcel #179-0283, Land Lot 63 of the 5th District. Owner/Applicant: Wesner Guerrier. Commission District 5.

Mr. Jesse Bevel spoke as the applicant's representative for his son-in-law. Mr. Bevel's wife, Susan Bevel, spoke in favor of the request. Mr. Bevel explained they live in Snellville and want to move closer to their kids. Commissioner Hodge asked if this is considered intrafamily. Staff answered yes, intrafamily is parent to child, or child to parent. Commissioner Stevenson asked if the septic problem had been resolved and if there was a house currently under construction. Jesse answered yes, the septic issue has been solved, and the applicant's house is being built. Commissioner Irwin asked if there were any restrictions for this variance on Lake Seaton. Jesse answered no. Commissioner Curtis asked if they considered building on to the home or having an attached mother-in-law suite so they wouldn't have to split the property. Jesse answered they are trying to downsize but it could be possible. Commissioner Irwin made a motion to approve the request, and Commissioner Whatley seconded. The vote for approval was unanimous, 6-0.

APPROVED

VI: Business Session. There was no business.

The meeting was adjourned at 5:55 PM.