



Carroll County Department of Community Development

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Carroll County Board of Appeals April 3, 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, Bruce Kirby.
- III. Minutes. The March minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Irwin, 6-0. Commissioner Stevenson arrived after the approval of the minutes.

Chairman Michelle Morgan honored Commissioner Whatley for her 23 years of service on the Board of Appeals.

- 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-25-04-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split 7.44 acres into four 1.86 acre lots, which is less than the required 4 acre minimum. This property is located on Antioch Church Rd, Parcel #043-0100, Land Lot 77 of the 10th District. Owner/Applicant: Roger Knowles. Commission District 6.

The applicant, Roger Knowles and his three sons, spoke in favor of the request. Citizens Rance McWhorter, Kathy Jenkins, and Mike Rushing, spoke against the request. Commissioner Whatley asked Roger what his sons would do with the property. The sons said they have no plans yet with the property. Staff explained to the applicant and Board that intrafamily transfer variance means parent to child, or child to parent. Members of the Board agreed that the applicant could deed the land to his sons without splitting it up yet, until they had a plan. Commissioner Stevenson made a motion to deny the request, and Commissioner Joiner seconded. The vote for denial was 7-0. **DENIED**

V-25-04-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 3.84 acres, which is less than the required 4 acre minimum. This property is located at 35 Foster Ln, Parcel #040-0031, Land Lot 174 of the 10th District. Owner/Applicant: Franklin Hindmon. Commission District 6.

The applicant, Franklin Hindmon, spoke in favor of the request. He explained it would be for his son to build a home about 1,590 sq ft. Commissioner Kirby asked if it was altogether 3.84 acres. Franklin said yes it is, 1 acre is already split by the road. Commissioner Joiner made a motion to approve the request, and Commissioner Irwin seconded. The vote for approval was unanimous, 7-0. **APPROVED**

V-25-04-03: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement from the road to 75 ft for a house. This property is located at 300 Frost Rd, Parcel #012-0119, Land Lot 83 of the 9th District. Owner/Applicant: Cheryl Williams/BC Stone Homes. Commission District 6.

Todd Williams spoke in favor of the request. Commissioner Whatley asked why he needed the variance. Todd answered the land drops off and would require more money for clearing and a retaining wall. Commissioner Hodge made a motion to approve the request, and Commissioner Stevenson seconded. The vote for approval was unanimous, 7-0. **APPROVED**

V-25-04-04: Setback Variance, zoned Residential, to reduce the 20 ft rear setback requirement from the property line to 5 ft for a shed. This property is located at 123 Highland Dr, Parcel #107-0389, Land Lot 206 of the 5th District. Owner/Applicant: Antonio Oliver. Commission District 3.

The applicant, Antonio Oliver, spoke in favor of the request. Commissioner Irwin asked if there was an existing pad there. Antonio said yes, and he added to the size of it. Commissioner Curtis asked if Highland subdivision has an HOA and if they were okay with it. Antonio said they do not have a problem with the shed. Commissioner Stevenson made a motion to approve the request, and Commissioner Irwin seconded. The vote for approval was unanimous, 7-0. **APPROVED**

V-25-04-05: Road Frontage Variance, zoned Agriculture, to split off 4 acres with 100 ft of road frontage, which is less than the required 210 ft of road frontage. This property is located at 1040 Taylors Gin Rd, Parcel #121-0279, Land Lot 233 of the 6th District. Owner/Applicant: Dale Harris. Commission District 3.

The applicant, Dale Harris, spoke in favor of the request. He explained he swapped land with an adjoining property to get road frontage for the proposed 4 acres. His daughter and other family members also spoke in favor of the request. Commissioner Curtis made a motion to approve the request, and Commissioner Kirby seconded. The vote for approval was unanimous, 7-0. **APPROVED**

VI: Business Session. Staff thanked Commissioner Whatley and Commissioner Kirby for their time on the Board. It was Commissioner Whateley's and Commissioner Kirby's last meeting.

The meeting was adjourned at 6:46 PM.