



Carroll County Department of Community Development

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Carroll County Board of Appeals August 7, 2025 Minutes

- I. Call to Order. Chairman Hodge called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Jim Stevenson, Chuck Joiner, Bill Hodge, Karen Curtis, Peggy Irwin, Tim Hines. Absent: Stephanie McDowell. *Commissioner Irwin had leave to during the hearing of V-25-08-01.*
- III. Minutes. The July minutes were unanimously approved on a motion by Commissioner Joiner, seconded by Commissioner Curtis, 6-0.
- V. Hearing Procedures: The Chairman reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- VI: Requests:

V-25-07-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off three 1 acre lots from 9.55 acres, which is less than the required 4 acre minimum. This property is located at 77 Roy Baynor Ln, Parcel #028-0153, Land Lot 97 of the 9th District. Owner/Applicant: Patsy McClure. Commission District 6. **Tabled from the July 10 meeting.**

The applicant, Patsy McClure, and her husband, James McClure, spoke in favor of the request. They explained they submitted a new, revised survey to be voted on. This one splits the property into 3 lots: two 3 acre lots, and one 3.43 acre lot. According to an old deed, Roy Baynor Rd is a county road until the end of their property.

Commissioner Stevenson made a motion to approve the request of the new, revised survey, and Commissioner Curtis seconded. The vote to **approve the new, revised survey** was unanimous, 6-0.
APPROVED

V-25-08-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 6.39 acres, which is less than the required 4 acre minimum. This property is located at 2071 Lovvorn Mill Rd, Parcel #012-0085, Land Lot 82 of the 9th District. Owner/Applicant: Eddie Stroud/Crissy West. Commission District 6.

The applicant, Crissy West, spoke in favor of the request. There was concern from the Board over splitting just one acre. The Board discussed postponing the meeting so the applicant could try to see if she could split off more than one acre from the 6.39 acres.

Commissioner Joiner made a motion to postpone the request to the September 4 meeting, and Commissioner Curtis seconded. The vote to **table** until September 4 was unanimous, 5-0.

V-25-08-02: Road Frontage Variance, zoned Agriculture, to split off 4 acres with 158 ft of road frontage, which is less than the required 210 ft of road frontage. This property is located at 451 Downs Rd, Parcel #010-0021, Land Lot 41 of the 9th District. Owner/Applicant: Herman Downs/Haley Downs. Commission District 6.

The applicant, Haley Downs, and her family, spoke in favor of the request. They explained tract 1 on the survey was the only one being split now.

Commissioner Curtis made a motion to approve the request, and Commissioner Stevenson seconded. The vote for approval was unanimous, 5-0. **APPROVED**

V-25-08-03: Tower Height-Separation Variance, zoned Agriculture, to build a 245 ft telecommunication tower on 16.94 acres, which is over the maximum height of 150 ft; and to be 423 ft 6" from another telecommunication structure, which is less than the one-quarter of a mile separation requirement. This property is located at 60 Glenloch Rd, Parcel #083-0009, Land Lot 88 of the 11th District. Owner/Applicant: Georgia Power Co/Diamond Communications, LLC. Commission District 5.

Mattaniah Jahn, on behalf of Diamond Communications, spoke in favor of the request. The conditional use for the tower was approved at August 5th BOC meeting.

Commissioner Stevenson made a motion to approve the request, and Commissioner Joiner seconded. The vote for approval was unanimous, 5-0. **APPROVED**

V-25-08-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split 5.25 acres into 3 lots, which are all less than the required 4 acre minimum. This property is located at 1012 Whooping Creek Church Rd, Parcel #112-0127, Land Lot 193 of the 5th District. Owner/Applicant: Ellen Smith Farish. Commission District 4.

The applicant, Ellen Farish, and her family, spoke in favor of the request.

Multiple neighbors came out against the request. Their main concerns were water runoff issues, more homes being built adding to the runoff, and property values.

Commissioner Joiner made a motion to deny the request, and Commissioner Hines seconded. Commissioner Curtis voted against the denial. The vote for denial 4-1. **DENIED**

V-25-08-05: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement to 62 ft for a garage. This property is located at 518 Paynes Lake Rd, Parcel #128-0030, Land Lot 24 of the 6th District. Owner/Applicant: Will Cromer. Commission District 5.

The applicants, Lauren Woods and Will Cromer, spoke in favor of the request. They explained the terrain and power lines is keeping them from moving the garage back further.

Commissioner Curtis 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 6:54 PM.