



Carroll County Department of Community Development

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Carroll County Board of Appeals September 4, 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, Stephanie McDowell.
- III. Minutes. The July minutes were unanimously approved on a motion by Commissioner Joiner, seconded by Commissioner Curtis, 7-0.
- 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-25-08-01: 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. Tabled from the August 7 meeting.

The applicant, Crissy West, spoke in favor of the request. She explained she submitted a new, revised survey to be voted on. This one splits 2.06 acres off instead of 1.

Commissioner Irwin 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, 7-0. **APPROVED**

V-25-09-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 3.6 acres, which is less than the required 4 acre minimum. This property is located at 345 Bell Rd, Parcel #085-0041, Land Lot 281 of the 7th District. Owner/Applicant: Frances Williams. Commission District 6.

Greg Dewberry spoke in favor of the request on behalf of the applicant Frances Williams. One of her two sons would get the land and the existing mobile home. Both sons live across the street on 2 separate parcels and in 2 separate houses.

Multiple neighbors spoke *against* the request. One of the sons of Frances also spoke against it and said he did not know anything about this request.

Commissioner Curtis made a motion to deny the request, and Commissioner Joiner seconded. The vote to deny was unanimous, 7-0. **DENIED**

V-25-09-02: Road Frontage Variance, zoned Agriculture, to split off 4 acres with 79 ft of road frontage, which is less than the required 210 ft of road frontage. This property is located at 3692 Mt Zion Rd, Parcel #057-0233, Land Lot 182 of the 10th District. Owner/Applicant: Janice Teal. Commission District 6.

The applicant, Janice Teal, spoke in favor of the request. She explained she wanted to split the house off so she could put the remainder of the parcel in CUVA. A family member also spoke in favor of the request.

Two family members spoke *against* the request. They had concerns over potential impacts on adjoining family property.

Commissioner Stevenson made a motion to table the request to next month's meeting. There was no second.

Commissioner Curtis made a motion to approve the request, and Commissioner Irwin seconded. Commissioner Joiner and Commissioner Hodge voted to deny. Commissioner Stevenson abstained. The vote for approval was 4-2. **APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:36 PM.