



Carroll County Department of Community Development

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Carroll County Board of Appeals January 15, 2026 Minutes

- I. Call to Order. Vice-Chairman Curtis called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Jim Stevenson, Chuck Joiner, Karen Curtis, Tim Hines, Stephanie McDowell, Peggy Irwin. Absent: Bill Hodge.
- III. Minutes. The December minutes were unanimously approved on a motion by Commissioner Joiner, seconded by Commissioner Irwin, 6-0.
- V. Hearing Procedures: The Vice-Chairman reviewed the Hearing Procedures.
- VI: Requests:

V-25-12-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.66 acres from 4.36 acres, which is less than the required 4 acre minimum. This property is located at 3391 N Hwy 27, Parcel #072-0285, Land Lot 250 of the 10th District. Owner/Applicant: Gregory Powers. Commission District 6. *Tabled from December 11 meeting.*

The applicant's daughter, Rebecca Phillips, presented the request.

The Board had concerns about only splitting one acre instead of trying to get 4 acres. They asked the applicants if they could try to split 4 acres. The applicants said they would talk to the surveyor for more options but wanted to keep as much land with the tree farm as possible.

Commissioner Hines made a motion to table the request again until the March meeting (no meeting in February) and Commissioner Joiner seconded. Commissioner Stevenson opposed. The vote to table was 5-1. **TABLED**

V-26-01-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 18.31 acres, which is less than the required 4 acre minimum. This property is located at 710 Happy Hill Rd, Parcel #161-0119, Land Lot 9 of the 4th District. Owner/Applicant: Mateo Mancas/Lucas Mancas. Commission District 5.

The applicant, Lucas Mancas, presented the request.

A neighbor, Eddie Tharpe, spoke against the request and spoke for other neighbors that attended the meeting. They had concerns over multiple houses that would be there, and that the acreage should be 4 acres instead of one. He explained that the applicants already got a 1-acre variance a few years ago.

Commissioner Irwin made a motion to table the request but withdrew the motion.

Commissioner Joiner made a motion to deny the request and Commissioner Hines seconded. The vote to deny was 6-0. **DENIED**

V-26-01-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.02 acres from 6.47 acres, which is less than the required 4 acre minimum. This property is located at 182 Bar J Rd, Parcel #147-0186, Land Lot 168 of the 6th District. Owner/Applicant: Rodney and Melissa Brewington. Commission District 3.

The applicants, Rodney and Melissa Brewington, presented the request.

A letter from a neighbor, Melvin Williamson, was given to the Board opposing the request. He stated he was against putting a manufactured home on the property. The applicants said they would be willing to build a conventional home as well.

The Board had concerns about only splitting 1 acre and asked if they were willing to split the property in half. The applicants said they would split the property however it would work.

Commissioner Irwin made a motion to approve the request as is and Commissioner Stevenson seconded. Commissioner McDowell approved and Commissioners Hines, Joiner and Curtis opposed. The vote to approve was tied 3-3 and the motion failed.

Commissioner Irwin then made a motion to approve *with the condition that they split the property in half with approximately 3.2 acres each* and Commissioner Hines seconded. The vote to approve with the condition was 6-0. **APPROVED** *with the condition that the property be split in half with approximately 3.2 acres for each lot.*

VI: Business Session. The Board was informed there would be no meeting in February due to no requests.

The meeting was adjourned at 6:41 PM.