



Carroll County Department of Community Development

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Carroll County Board of Appeals December 11, 2025 Minutes

- I. Call to Order. Vice-Chairman Curtis called the meeting to order at 5:30 PM.
- II. Roll Call. The county planner called the roll. Present Commissioners: Jim Stevenson, Chuck Joiner, Karen Curtis, Tim Hines, Stephanie McDowell, Peggy Irwin. Absent: Bill Hodge.
- III. Minutes. The November minutes were unanimously approved on a motion by Commissioner Stevenson, seconded by Commissioner Joiner, 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.

The applicant, Gregory Powers, presented the request.

Commissioner Curtis explained that the application was missing documentation to make an approval or denial at this time.

Commissioner Joiner made a motion to table the request until the January meeting and Commissioner Stevenson seconded. The vote to table was 6-0. **TABLED**

V-25-12-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 2 acres from 91.99 acres, which is less than the required 4 acre minimum. This property is located at 3667 Stateline Rd, Parcel #006-0003, Land Lot 109 of the 9th District. Owner/Applicant: Phillip Deese, Barry Deese, Regina Jarrell/Reginal Jarrell. Commission District 6.

The applicant, Regina Jarrell, presented the request.

Commissioner Joiner asked why the son could not be given 4 acres to meet the zoning code and suggested the applicant return to the surveyor to look at options for 4 acres.

Commissioner Hines made a motion to table the request until the January meeting and Commissioner Joiner seconded. The vote to table was 6-0. **TABLED**

V-25-12-03: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 2.14 acres and 3.14 acres from 9.56 acres, which is less than the required 4 acre minimum. This property is located at 32 W Hickory Level Rd, Parcel #126-0007, Land Lot 75 of the 6th District. Owner/Applicant: Millie Kinney/Robert Kinney. Commission District 3.

The applicant's sister, Kathy Kinney, presented the request.

Commissioner Stevenson made a motion to approve the request and Commissioner Irwin seconded. The vote to approve was 6-0. **APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:06 PM.