



Carroll County Department of Community Development

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Carroll County Board of Appeals May 7, 2026 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, Peggy Irwin, Chuck Joiner, Stephanie McDowell, Karen Curtis, Bill Hodge. Absent: Tim Hines.
- III. Minutes. The April minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Irwin, 6-0.
- V. Hearing Procedures: The Chairman reviewed the Hearing Procedures.
- VI. Requests:

V-26-04-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 2 acres from 22.82 acres, which is less than the required 4 acre minimum. This property is located at 2414 Bethesda Church Rd, Parcel #065-0032, Land Lot 155 of the 11th District. Owner/Applicant: Gene and Diane Tyree/Brian Tyree. Commission District 5. *Tabled from April 9 meeting.*

The applicant, Brian Tyree, presented the request.

Britt Duffey spoke in favor of the request.

Commissioner Irwin made a motion to approve the request and Commissioner Stevenson seconded. Commissioner Hodge voted to deny. The vote to approve was 5-1. **APPROVED**

V-26-05-01: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement to 65 ft for a manufactured home. This property is located at 235 Kansas Jake Rd, Parcel #025-0027, Land Lot 37 of the 9th District. Owner/Applicant: Joshua Brown. Commission District 6.

The applicant, Josh Brown, presented the request. He explained he was going to rent the mobile home but decided he would be living in it instead.

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

V-26-05-02: Setback Variance, zoned Agriculture, to reduce the 100 ft front setback requirement to 81 ft for a garage. This property is located at 2343 Banning Rd, Parcel #176-0106, Land Lot 26 of the 5th District. Owner/Applicant: Cory Scott. Commission District 5.

The applicant, Cory Scott, presented the request.

Commissioner Joiner 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 6:11 PM.