

1. Call To Order
2. Roll Call
3. Approval Of Minutes
4. Business Session
5. Hearing Procedures
6. Requests

6.I. 5:30 PM V-20-04-02 Jane Taylor Variance Carrollton Tyus Road

Documents:

[STAFF ANALYSIS V-20-04-02 JANE TAYLOR CARROLLTON TYUS ROAD
INTRAFAMILY TRANSFER.DOC](#)

6.II. 5:30 PM V-20-04-03 Stephen Blalock Variance Oak Grove Road

6.III. 5:30 PM V-20-04-04 Bentley Matthews Variance Ledbetter Road

Documents:

[STAFF ANALYSIS V-20-04-04 JUANITA BENTLEY RICHARD MATTHEWS
LEDBETTER ROAD INTRAFAMILY TRANSFER VARIANCE.DOC](#)

6.IV. 5:30 PM V-20-04-05 Crystal Marshall Variance Wayside Road

Documents:

[STAFF ANALYSIS V-20-04-05 CRYSTAL MARSHALL WAYSIDE ROAD
VARIANCE.DOC](#)

6.V. 5:30 PM V-20-04-06 Loyce And Robin Meadows Variance Bear Creek

Documents:

[STAFF ANALYSIS V-20-04-06 LOYCE AND ROBIN MEADOWS BEAR
CREEK INTRAFAMILY TRANSFER VARIANCE.DOC](#)

7. Adjournment



Carroll County
Department of Community Development

423 College Street – P.O. Box 338
Carrollton, Georgia 30117
(770) 830-5861

Janet Hyde
County Planner

V-20-04-02

COMMISSION DISTRICT: 4
COUNTY COMMISSIONER: Steve Fuller

PUBLIC HEARING DATES

BOARD OF APPEALS: May 7, 2020

REQUEST: Variance to split one acre from a 2.66 acre tract for the applicant’s daughter.

Owner/Applicant: Jane N. Taylor
Acres: 2.66
Current Land Use: Residential
Parcel Number(s): 078-0029
Location: 597 Tyus Carrollton Road

Future Land Use: Residential

PROJECT DESCRIPTION: The applicant is requesting a variance to divide a one acre tract for the applicant’s daughter to build a new residence.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural/R1 Residential	Residential
West	R2 Residential	Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:

The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed single family dwelling will be located.

There will not be a significant adverse effect on the neighborhood. The surrounding area is predominantly residential.

B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.

A single family dwelling will be compatible with the neighborhood.

C. Whether or not the public health, safety, or welfare concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, and welfare concerns of the surrounding neighborhood will not be adversely affected.

D. Whether a denial would impose an unnecessary hardship upon the applicant and the immediate family.

Denial could pose a hardship on the family.

E. The applicant's justification for not choosing to apply for a conditional use or zoning change.

The applicant does not wish to apply for a zoning change because the property in the area is predominantly of agricultural zoning.

STAFF COMMENTS:

The applicant is requesting a variance to divide a one acre tract from the existing 2.66 acres for the applicant's daughter. The property is not within the 100-year flood plain or within probable wetland. Traffic generation for single family residences is 10 trips per day average. There are several other small tracts of land (less than four acres) in close proximity to the subject property.

STAFF RECOMMENDATION: Approval.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on March 17, 2020 and April 19, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde, County Planner



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Janet Hyde
County Planner

V-20-04-04

COMMISSION DISTRICT: 3
COUNTY COMMISSIONER: Clint Chance

PUBLIC HEARING DATES

BOARD OF APPEALS: May 7, 2020

REQUEST: Variance from four acre minimum to 1.4 acres for the home in order to allow grandson to have home to remodel and live in same.

Owner/Applicant: Juanita Bentley and Richard B. Matthews
Acres: 57.31
Location: 831 Ledbetter Road, Villa Rica
Parcel Number(s): 186-0136

Current Land Use: Residential
Future Land Use: Residential

PROJECT DESCRIPTION: The applicant is requesting a variance to allow the applicant’s grandson to continue to live in the house on the 1.4 acres and in order to remodel it. The property was part of the 57.31 acre tract and had been split by a deed previously. No future building permits are allowed without a variance.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:

The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed single family dwelling will be located.

There is no dwelling proposed at this time. There will not be a significant adverse effect on the neighborhood. The surrounding area is predominantly residential and agricultural.

B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.

The single family dwelling is compatible with the neighborhood.

C. Whether or not the public health, safety, or welfare concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, and welfare concerns of the surrounding neighborhood will not be adversely affected.

D. Whether a denial would impose an unnecessary hardship upon the applicant and the immediate family.

Denial could pose a hardship.

E. The applicant's justification for not choosing to apply for a conditional use or zoning change.

The applicant does not wish to apply for a zoning change because the property in the area is predominantly of agricultural zoning.

STAFF COMMENTS:

The applicant is requesting a variance to allow the applicant's grandson to continue to live in the house on the 1.4 acres and in order to remodel it. The property was part of the 57.31 acre tract and had been split by a deed previously. No future building permits are allowed without a variance.

The property is not within the 100-year flood plain or within probable wetland. Traffic generation for single family residences is 10 trips per day average. There are several other small tracts of land (less than four acres) in close proximity to the subject property.

STAFF RECOMMENDATION: Approval.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on March 17, 2020 and April 19, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde, County Planner



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Janet Hyde
County Planner

V-20-04-05

COMMISSION DISTRICT: 5
COUNTY COMMISSIONER: Ernest Reynolds

PUBLIC HEARING DATES

BOARD OF APPEALS: May 7, 2020

REQUEST: Variance in order to obtain a building permit on property that was previously split by a deed.

Owner/Applicant: Crystal Marshall
Acres: 0.92
Location: Wayside Road
Parcel Number(s): 156-0058

Current Land Use: Residential
Future Land Use: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a variance to obtain a building permit for a residence. The applicant currently has the property under contract and during due diligence it was discovered that the property had been split by a deed and does not meet the minimum of four acres required by agricultural zoning, so a building permit could not be obtained without a variance.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING AREA VARIANCES:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property.

There are no physical circumstances or conditions peculiar to the particular property.

B. That denying the variance would impose an unnecessary hardship due to such conditions.

Denying the variance would impose a hardship due to the inability of the applicant to obtain a building permit.

C. That the variance, if authorized, will not alter the essential character of the neighborhood or locality in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.

The variance would not alter the essential character of the neighborhood nor substantially impair the appropriate use or development of adjacent properties.

D. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance, if authorized, represents the minimum variance that will afford relief.

STAFF COMMENTS: The applicant is requesting a variance to obtain a building permit for a residence. The applicant currently has the property under contract and during due diligence it was discovered that the property had been split by a deed and does not meet the minimum of four acres required by agricultural zoning, so a building permit could not be obtained without a variance. The applicant wishes to perform agricultural activities on the property.

The property is not within the 100-year flood plain or within probable wetland. Traffic generation for single family residences is 10 trips per day average. There are several other small tracts of land (less than four acres) in close proximity to the subject property.

STAFF RECOMMENDATION: Approval.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on March 17, 2020 and April 19, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde, County Planner



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County Planner

V-20-04-06

COMMISSION DISTRICT: 6
COUNTY COMMISSIONER: George Chambers

PUBLIC HEARING DATES

BOARD OF APPEALS: May 7, 2020

REQUEST: Variance to split a minimum of one acre from a 4.05 acre tract for the applicant's 83-year-old sister.

Owner/Applicant: Loyce and Robin Meadows

Future Land Use: Agricultural

Acres: 4.05

Current Land Use: Residential

Parcel Number(s): 074-0282

Location: 258 Bear Creek Road

PROJECT DESCRIPTION: The applicant is requesting a variance to divide an approximately one acre tract for the applicant's 83-year-old sister to build a new residence.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural/R2 Residential	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING INTRAFAMILY TRANSFER VARIANCES:

The Community Development Appeals Board shall grant a variance provided that **ALL** of the following standards are met:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed single family dwelling will be located.

There will not be a significant adverse effect on the neighborhood. The surrounding area is predominantly residential/agricultural.

B. Whether or not the proposed single family dwelling is otherwise compatible with the neighborhood.

A single family dwelling will be compatible with the neighborhood.

C. Whether or not the public health, safety, or welfare concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, and welfare concerns of the surrounding neighborhood will not be adversely affected.

D. Whether a denial would impose an unnecessary hardship upon the applicant and the immediate family.

Denial could pose a hardship on the family.

E. The applicant's justification for not choosing to apply for a conditional use or zoning change.

The applicant does not wish to apply for a zoning change because the property in the area is predominantly of agricultural zoning.

STAFF COMMENTS:

The applicant is requesting a variance to divide an approximately one acre tract from the existing 4.05 acre tract for the applicant's sister. The property is not within the 100-year flood plain or within probable wetland. Traffic generation for single family residences is 10 trips per day average. There are several other small tracts of land (less than four acres) in close proximity to the subject property, and these are all zoned Agricultural.

STAFF RECOMMENDATION: Approval.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on March 17, 2020 and April 19, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde, County Planner