

1. Call To Order
2. Roll Call
3. Approval Of Minutes
4. Business Session
5. Hearing Procedures
6. Requests
  - 6.I. V-21-07-01 Madison Jane Dillard Intrafamily Transfer Variance - Moore Street  
V-21-07-01: Intra-Family Transfer Variance, zoned Agricultural, to split an approximately one acre tract from an existing 45.79 acre tract. The property is located at 252 and 272 Moore Street, Whitesburg, Parcel #181-0007, Land Lot 48 of the 4<sup>th</sup> District. Owner: Jane Ann Dillard. Applicant: Madison Jane Dillard. Commission District 5.

Documents:

[V-21-07-01 MADISON JANE DILLARD APPLICATION FOR INTRAFAMILY VARIANCE MOORE STREET.PDF](#)  
[V-21-07-01 DILLARD INTRAFAMILY TRANSFER VARIANCE MOORE STREET.PDF](#)

7. Adjournment



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received: 6-3-21  
Received by: JLT

**Application must be filed by noon on the 1<sup>st</sup> Thursday of the month to go on the next month's agenda. No exceptions.**

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

Applicant Name: Madison Jane Dillard  
 Address: 272 Moore St City: Whitesburg State: GA Zip: 30185  
 Phone: (678) 570-5658 Fax: ( ) - Email: tbamdillard@aol.com

APPLICANT

Agent Name: Tim Dillard  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: ( ) - Fax: ( ) - Email: \_\_\_\_\_

Owner Name (If different from applicant): Jane Ann Dillard  
 Address: 252 Moore St Whitesburg Ga 30185  
 Phone: ( ) - Fax: ( ) -

*(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)*

VARIANCE

Project Name: \_\_\_\_\_  
 Variance Location (attach location map): Moore St

Proposed Use: *(If residential, residence must be at least 1,230 square feet)* \_\_\_\_\_

Total acreage: 45.79

Describe Proposed Variance:  
Wanting to split out 1 acre for grand daughter.

Staff Use Only

Land Lot 45 of the 4th District, Carroll County Tax Map 181 Parcel 00071



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## Describe how the proposed Variance will affect:

Traffic:

Parking:

N/A

Availability of Public Facilities/Utilities:

Other Relevant Impacts of the Proposal:

Describe how the proposed Variance will be a benefit to the public.

## Required materials to accompany the application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement, or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. Any other required items listed in the **Submitted Requirements** checklist.

## Return form to:

Janet Hyde, County Planner  
423 College Street, Room 503  
Carrollton, GA 30117

### For Department Use Only

Application No.: V-21-07-01  
Filing Fee: \$150  
Pre-application Conf. 8-3-21  
Date advertised: 6-15-21  
Date Notices Sent: 6-10-21  
BOA Public Hearing Date: 7-1-21  
Disposition: \_\_\_\_\_  
Decision Letter Sent: \_\_\_\_\_



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## SKETCH OF PROPERTY

Please check:  COMMERCIAL  OTHER: \_\_\_\_\_

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: 1 - 776 sq foot home

1 - 2992 sq house that owner of land lives in  
Describe the type of structure that you plan to build: (If a residence, must be at least 1,230 sf) \_\_\_\_\_

Is this a multiple road frontage lot? N/A No

See attached



Overview



Legend

-  Parcels
-  Roads

Parcel ID 181 0007  
 Class Code Consv Use  
 Taxing District COUNTY  
 Acres 45.79

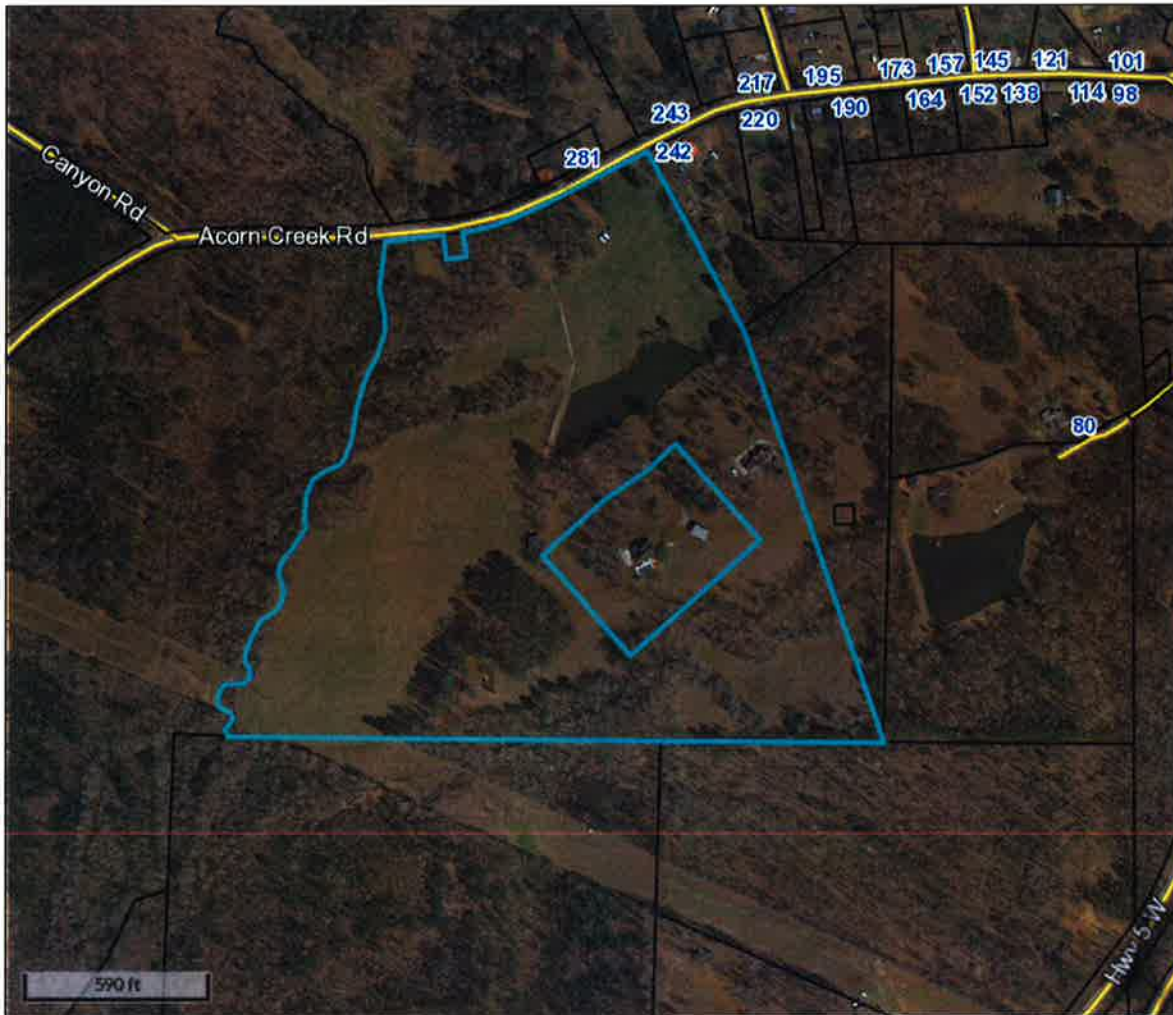
Owner DILLARD JANE ANN  
 252 MOORE ST  
 WHITESBURG, GA 30185  
 Physical Address 252 MOORE ST  
 Assessed Value Value \$442333

Last 2 Sales			
Date	Price	Reason	Qual
10/1/2018	0	LA	U
10/1/2018	0	LA	U

(Note: Not to be used on legal documents)

Date created: 6/18/2021  
 Last Data Uploaded: 6/17/2021 6:21:35 PM




Developed by  **Schneider**  
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

<b>Parcel ID</b>	1810007	<b>Owner</b>	DILLARD JANE ANN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consrv Use		252 MOORE ST	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		WHITESBURG, GA 30185	10/1/2018	0	LA	U
<b>Acres</b>	45.79	<b>Physical Address</b>	252 MOORE ST	10/1/2018	0	LA	U
		<b>Assessed Value</b>	Value \$442333				

(Note: Not to be used on legal documents)

Date created: 6/3/2021  
 Last Data Uploaded: 6/2/2021 6:19:30 PM

Developed by  Schneider  
 GEOSPATIAL



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STATE OF GEORGIA  
COUNTY OF CARROLL

### AFFIDAVIT FOR A VARIANCE APPLICATION

Sternett T. Dillard, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a **VARIANCE APPLICATION** under the Ordinances of Carroll County:

*The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.*

*On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.*

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 3<sup>rd</sup> day of June, 2021.

Sternett T. Dillard  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed  
before me this 3<sup>rd</sup> day  
of June, 2021



Janet L. Hyde  
Notary Public

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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## VARIANCE APPLICATION

Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the variance application. Owner is the property owner.

(Please type or legibly print)

Property Address: 252 & 272 Moore St.

Applicant Name: Madison Dillard

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

Jane Ann Dillard (Owner's Name), personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted a Variance under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of the variance application.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 3rd day of June, 2021.

Jane Ann Dillard  
AFFIANT (Owner's signature)



My Commission Expires:



# Application: V-21-07-01

Madison Jane Dillard

181-0007

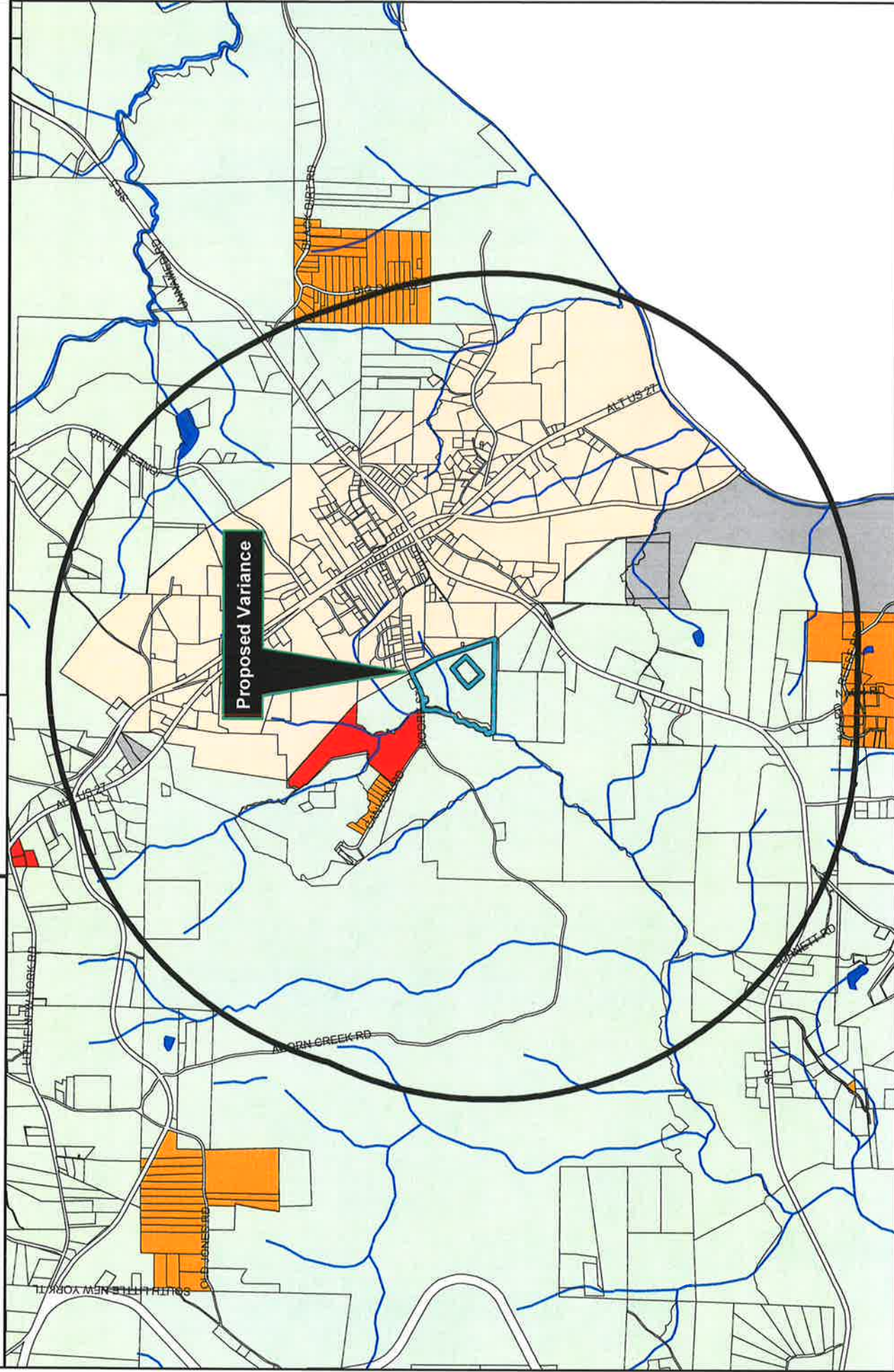
Intrafamily Transfer Variance



- 1.5 Mile Radius
- Municipal\_2018
- Bodies of Water
- A - Agriculture (4 ac min.)
- C - Commercial

- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential
- MFR - Multi-Family Residential

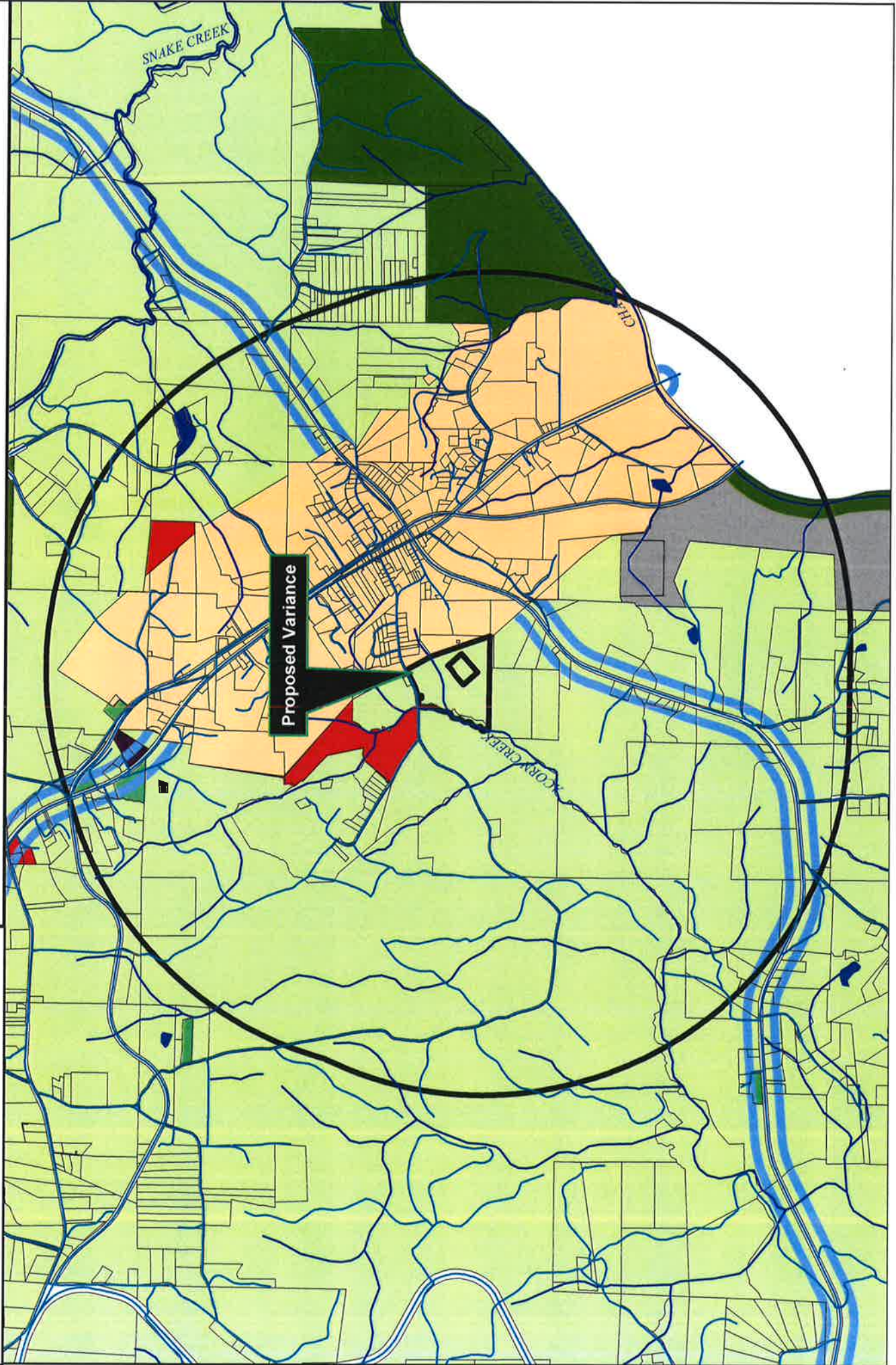
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development
- R1 - Single Family Home (3 ac min.)
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)
- R30 - Single Family Home (0.75 ac min.)



# V-21-07-01

Future Land Use: Agriculture  
CDP: No

- Primary
- Secondary
- Agriculture
- Commercial
- Industrial
- Public/Instituti
- Park/Rec/Con
- Residential
- Trans/Comm/Util
- City





Carroll County  
Department of Community Development

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Janet Hyde  
County Planner

**V-21-07-01**

**COMMISSION DISTRICT:** 5  
**BOARD OF APPEALS MEMBER:** Patricia  
Whatley  
**COUNTY COMMISSIONER:** Ernest Reynolds  
**PUBLIC HEARING DATE**

**BOARD OF APPEALS:** July 1, 2021  
**REQUEST:** Intrafamily Transfer Variance

**OWNER:** Jane Ann Dillard  
**APPLICANT:** Madison Jane Dillard  
  
**ACRES:** 45.79  
**PARCEL NUMBER(S):** 187-0007

**Current Land Use:** Agricultural/Residential  
**Future Land Use:** Agricultural  
  
**LOCATION:** 252 and 272 Moore Street,  
Whitesburg

**PROJECT DESCRIPTION:** The applicant is requesting a variance to split out 1 acre for her granddaughter.

**SURROUNDING PROPERTIES:**

	<b>Current Zoning</b>	<b>Land Use</b>
<b>North</b>	Agricultural	Agricultural/Residential
<b>East</b>	City	Residential
<b>South</b>	Agricultural	Agricultural/Residential
<b>West</b>	Agricultural	Vacant

**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 agricultural.

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

There is no proposed dwelling.

**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 an unnecessary hardship upon the applicant and immediate family, as the family will not be able live in close proximity to one another.

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

This property is being split among family, and the family does not wish to pursue rezoning. The property in the immediate vicinity is all agricultural and residential.

**STAFF COMMENTS:**

The applicant wants to split 1 acre from the existing 45.79 acres so that the family can live in close proximity to one another.

There is no flood plain on the property. There are a few other parcels in the vicinity that are less than the required four acres in agricultural zoning. Traffic generation for single family residences is 10 trips per day average.

**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 June 15, 2021; 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