



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals February 28, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:30 PM.
- II. Roll Call. The Director called the roll. Present Commissioners: Karen Curtis, Bill Hodge, Patricia Whatley, Bruce Kirby. Absent: Peggy Irwin, Lee Sundberg, Ryan Sammon
- III. Minutes. The January minutes were unanimously approved on a Motion by Commissioner Curtis, seconded by Commissioner Kirby, 4-0.
- IV. Business Session. There was no business.
- V. Hearing Procedures: The Director reviewed the Hearing Procedures, copies of which were available and made part of the Minutes by reference.
- VI. Requests:

V-23-01-11: Intrafamily Variance, zoned Agriculture, to split off 1.49 acres from 95 acres for son to build a house which is less than the required 4 acres. This property is located at 257 Ithica Gin Road, Parcel #150-0014, Land Lot 069 of the 6th District. Owner/Applicant: Benny Rivers. Commission District 3.

Owner/Applicant Benny Rivers spoke in favor of the request to split 1.49 from 95 acres for his son to build a house. Commissioner Whatley asked what type of house it would be. Mr. Rivers said it would be a ranch style home. Mr. Rivers explained to the Board why he did not want to give up more acres. He owns an active meat processing business on his farm and does not want to take away more of his farmland. There was no opposition from the public. Commissioner Kirby opposed. Commissioner Hodge made a motion to recommend approval and Commissioner Curtis seconded. The recommendation for approval was 3-1.

V-23-01-20: Area Variance, zoned Agriculture, to split 1 acre with house off of 20 acres, which is less than the required 4 acres. This property is located at 285 Gray Road, Parcel #112-0063, Land Lot 256 of the 5th District. Owner /Applicant: James Blevins. Commission District 4.

Owner/Applicant James Blevins spoke in favor of the request. Commissioner Hodge asked about the road frontage of the property for future development. Mr. Blevins said there would not be enough frontage, and there was no plans for any development in the future. There was no opposition, and Commissioner Curtis made a motion to recommend approval and Commissioner Kirby seconded. The recommendation for approval was unanimous, 4-0.

Director Ben Skipper gave an update on Janet Hyde and the April meeting packets were handed out the Board.

The meeting was adjourned at 6:14 PM.