



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals April 13, 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, Lee Sundberg. Absent: Peggy Irwin, Bruce Kirby, Ryan Sammon
- III. Minutes. The February minutes were unanimously approved on a Motion by Commissioner Curtis, seconded by Commissioner Sundberg, 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-23-04-01: Intrafamily- Lot Size Variance, zoned Agriculture, to split off approximately 2 acres from 5.5 acres for daughter and son-in-law to build a house and raise their family, which is less than the required 4 acres. This property is located at 69 Gray Road, Parcel #012-0118, Land Lot 255 of the 5th District. Owner/Applicant: Greg Gaines/Brandon Wiggins. Commission District 4.

This request was moved to the end because the applicants were running late. The applicant's wife, Haley Wiggins, spoke in favor of the request to split approximately 2 acres from 5.5 acres for her and her husband, Brandon, to build a house and raise their family. Commissioner Whatley asked what type of house it would be. Haley answered it would just be a single-story house. There was no opposition from the public. Commissioner Curtis made a motion to recommend approval and Commissioner Hodge seconded. The recommendation for approval was unanimous, 4-0.

V-23-04-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre and a barn from 10 acres to comply with their parent's Last Will and Testament, which is less than the required 4 acres. This property is located at 176 Canyon Road, Parcel #181-0010, Land Lot 047 of the 4th District. Owner/Applicant: Jamey Doss/John Doss. Commission District 5.

Owner/Applicant Jamey Doss spoke in favor of the request. Commissioner Whatley asked if a house would be built since there is already a barn there. Mr. Doss answered there was no house planned. There was no opposition, and Commissioner Sundberg made a motion to recommend approval, and Commissioner Curtis seconded. The recommendation for approval was unanimous, 4-0.

V-23-04-03: Setback Variance, zoned Agriculture, to place a new manufactured home 60 feet from the center of the county road, which is less than the 100 foot front setback minimum. This property is located at 285 Old Pate Road, Parcel #160-0032, Land Lot 066 of the 5th District. Owner/Applicant: Glenn Duvall. Commission District 5.

Owner/Applicant Glenn Duvall spoke in favor of the request. He explained that the property has a creek that runs through it. So, to meet the buffer on the creek, he will have to be squeezed between that buffer and the front setback requirement from the road. This is why the variance was necessary. There was no opposition, and Commissioner Sundberg made a motion to recommend approval, and Commissioner Hodge seconded. The recommendation for approval was unanimous, 4-0.

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

The meeting was adjourned at 6:06 PM.