



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals May 4, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:40 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Karen Curtis, Bill Hodge, Patricia Whatley, Peggy Irwin. Absent: Lee Sundberg, Bruce Kirby, Ryan Sammon
- III. Minutes. The February minutes were unanimously approved on a Motion by Commissioner Hodge, seconded by Commissioner Irwin, 4-0.
- IV. Business Session. The Director gave an update on Janet Hyde and explained there would be two new Board members to take the places of Lee Sundberg and Ryan Sammon; Jim Stevenson and Clifford Tribble.
- V. Hearing Procedures: The zoning administrator reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- VI. Requests:

V-23-05-01: Intrafamily- Lot Size Variance, zoned Agriculture, to split off 2.18 acres from 5.07 acres for granddaughter, which is less than the required 4 acres. This property is located at 1180 Pleasant Ridge Road, Parcel #088-0059, Land Lot 255 of the 10th District. Owner/Applicant: Haley Cook/Sterling Cook. Commission District 6.

The applicant Haley Cook spoke in favor of the request. She explained she wants to relocate back to the Carrollton area and wants to build a ranch style house by her grandparents. There was no opposition from the public. Commissioner Irwin made a motion to recommend approval and Commissioner Curtis seconded. The recommendation for approval was unanimous, 4-0.

V-23-05-02: Intrafamily-Lot Size Variance, zoned Agriculture, to create a 4 acre lot with no road frontage out of a 7.98 acre lot, for daughter to place a manufactured home near her father. This would make the remaining lot size less than the 4 acre minimum. This property is located at 2024 Four Notch Road, Parcel #153-0336, Land Lot 111 of the 5th District. Owner/Applicant: Sherie Nolen/H.D. Rains. Commission District 5.

The applicant Sherie Nolen and Mike Roberts spoke in favor of the request. She explained her dad is not well, and she wants to move closer to him to help. The Director explained to the Board and answered the Board member's questions about the lack of road frontage and the easement to the future mobile home. There was no opposition from the public. Commissioner Hodge made a motion to recommend approval and Commissioner Curtis seconded. The recommendation for approval was unanimous, 4-0.

The June meeting packets were handed out to the Board.

The meeting was adjourned at 6:20 PM.