



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals July 6, 2023 Minutes

- I. Call to Order. Commissioner Kirby called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Karen Curtis, Bill Hodge, Bruce Kirby, Jim Stevenson, Clifford Tribble. Absent: Patricia Whatley, Peggy Irwin.
- III. Minutes. The June minutes were unanimously approved on a Motion by Commissioner Curtis, seconded by Commissioner Hodge, 5-0.
- IV. Business Session. There was no business.
- 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V-23-07-01: This request was WITHDRAWN and will be heard at the August 3 meeting.

V-23-07-02: Setback Variance, zoned Agriculture, requesting that the front setback for their home be 125 feet from the edge of the right-of-way instead of the required 210 feet front setback because of the topography and a well. This property is located at 725 Davis Road, Parcel #137-0156, Land Lot 026 of the 4th District. Owner/Applicant: Lynne Bunn. Commission District 4.

The applicant Lynne Bunn spoke in favor of the request. She gave pictures of the property to the Board members for reference. There was no opposition. Commissioner Stevenson made a motion to recommend approval and Commissioner Tribble seconded. The recommendation for approval was unanimous, 5-0.

V-23-07-03: Intrafamily-Lot Size Variance, zoned Agriculture, to split off approximately 2.5 acres from 4.95 acres so he can build a home by his mother, which is less than the required 4 acre minimum. This property is located at 649 Lovvorn Farm Rd, Parcel #070-0033, Land Lot 290 of the 7th District. Owner/Applicant: Rosa Stephens/James Stephens. Commission District 6.

The applicant James Stephens spoke in favor of the request. There was no opposition. Commissioner Tribble made a motion to recommend approval and Commissioner Stevenson seconded. The recommendation for approval was unanimous, 5-0.

V-23-07-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 12.7 acres for the father to build a house, which is less than the required 4 acre minimum. This property is located on Oak Grove Church Rd, Parcel #093-0133, Land Lot 062 of the 11th District. Owner/Applicant: Macy Earl/Bradley Earl. Commission District 5.

The applicants Macy Earl and Bradley Earl spoke in favor of the request. The Board members asked why the applicants couldn't split off 4 acres instead of one. Macy answered it is because of a loan situation with the bank AgSouth. Adjacent neighbors Michael and Carollynn McMahan, Josh Henderson, and Rickey Stover opposed the request because of the 4 acre ordinance. Commissioner Hodge made a motion to table the request to let the applicants try and work it out with the bank. Commissioner Stevenson seconded the motion to table the request to the September 7 meeting. Commissioner Curtis opposed. The recommendation to table the request until the September 7 meeting was approved, 4-1. *No action taken.*

V-23-07-05: Setback Variance, zoned Agriculture, requesting that the setback from the chicken houses be 100 feet from the property line instead of the required 200 feet setback from the property line. This property is located at 169 Craven Rd, Parcel #043-0169, Land Lot 079 of the 10th District. Owner/Applicant: Terry Adkins/Susan Adkins. Commission District 6.

The applicants Susan and Terry Adkins spoke in favor of the request. There was no opposition. Commissioner Stevenson made a motion to recommend approval and Commissioner Hodge seconded. The recommendation for approval was unanimous, 5-0.

The meeting was adjourned at 6:25 PM.