



Carroll County Department of Community Development

997 Newnan Rd
P.O. Box 338

Carrollton, GA 30116
(770) 830-5861

Nathan Ward
Zoning Administrator

Carroll County Board of Appeals September 7, 2023 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Bill Hodge, Bruce Kirby, Jim Stevenson, Clifford Tribble. Patricia Whatley. Karen Curtis. Absent: Peggy Irwin.
- III. Minutes. The August minutes were unanimously approved on a motion by Commissioner Hodge, seconded by Commissioner Curtis, 5-0. Commissioner Stevenson arrived after the approval of the minutes.
- IV. Hearing Procedures: The zoning administrator reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- V: Requests:

WITHDRAWN: V-23-07-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 12.7 acres for the father to build a house, which is less than the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. *TABLED FROM JULY MEETING.

V-23-08-04: Intrafamily-Lot Size Variance, zoned Agriculture, to split off approximately 3.5 acres from 5.5 acres for daughter to put a mobile home, which is less than the required 4 acre minimum. There is no road frontage, and the new parcel would use the existing driveway. This property is located at 1087 Clem Lowell Rd, Parcel #137-0070, Land Lot 5 of the 4th District. Owner/Applicant: Gail Sweatman/Cynthia Quinn. Commission District 4. *TABLED FROM AUGUST MEETING.

The applicants Cynthia Quinn and Gail Sweatman spoke in favor of the request. They explained that they and the neighbor, Kristen Sines, had come to an agreement and would move the mobile home closer to the other side of the property. Commissioner Hodge asked why they couldn't leave one parcel with 4 acres. Cynthia answered because of the way the parcel is shaped, it would not work.

Commissioner Tribble asked if her daughter could live somewhere else. Gail answered that it would not be cost effective. There was no opposition from the public. Commissioner Kirby made a motion to recommend approval and Commissioner Stevenson seconded. Commissioner Hodge opposed. The recommendation for approval was 5-1. **APPROVED**

V-23-09-01: Setback Variance, zoned Agriculture, requesting that the front setback for the home to be 170 feet from the edge of the right-of-way instead of the required 210 feet front setback because of the topography of the land. This property is located at 878 Grice Rd, Parcel #082-0003, Land Lot 69 of the 11th District. Owner/Applicant: Michael Cocklereece. Commission District 5.

The applicant Michael Cocklereece spoke in favor of the request. Commissioner Tribble asked about the timeline for building the house. Michael answered he plans on starting soon. There was no opposition. Commissioner Curtis made a motion to recommend approval and Commissioner Tribble seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

V-23-09-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off two 1 acre lots from 44.67 acres for his daughters to build houses, which is less than the required 4 acre minimum. With no road frontage, the proposed houses would connect to the existing driveway. This property is located at 252 Moore St, Parcel #181-0007, Land Lot 48 of the 4th District. Owner/Applicant: Sterret Dillard. Commission District 5.

The applicant Sterret Dillard spoke in favor of the request. He explained the driveway rights were signed over so his daughters could share it. Peggy Dillard, Sterret's sister-in-law, spoke in opposition on behalf of Sterret's sister, Julie Duke. She explained there are already 3 houses sharing the driveway. Commissioner Hodge asked how much road frontage he has and could he make another driveway. Sterret answered he has about 500 feet of frontage and it would be too expensive to make another driveway. Commissioner Whatley asked when they went to court over the driveway. Sterret answered 2021. Commissioner Stevenson and Commissioner Curtis asked why he couldn't split off 4 acres. Sterret answered because of tax purposes, and it would be too expensive. Commissioner Curtis made a motion to deny the request and Commissioner Kirby seconded. Commissioner Stevenson approved. The recommendation for denial was 5-1. **DENIED**

V-23-09-03: Lot Size Variance, zoned Agriculture, to split 11.87 acres into three tracts with each tract being less than the required 4 acre minimum. This property is located at 218 Cavender Creek Rd, Parcel #140-0078, Land Lot 102 of the 4th District. Owner/Applicant: Susan Bragg, Tammy Chandler, LT Chandler. Commission District 5.

The applicants Susan Bragg and Kathryn Chandler spoke in favor of the request. They want to sell the property in 3 tracts less than 4 acres. James Nelms, an adjacent neighbor, said he doesn't oppose the request but wants to make sure the future buyers of the property does not trash the area. Commissioner Hodge explained the 4-acre rule to the applicants. Commissioner Hodge made a motion to deny the request and Commissioner Tribble seconded. Commissioner Kirby approved. The recommendation for denial was 5-1. **DENIED**

VI: Business Session. There was no business.

The meeting was adjourned at 6:34 PM.