



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Board of Appeals February 1, 2024 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, Jim Stevenson, Patricia Whatley, Karen Curtis. Absent: Peggy Irwin, Bruce Kirby.
- III. Minutes. The January minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Hodge. 5-0.
- 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:

V-24-02-01: Lot Size Variance, zoned Agriculture, to split off 1.062 acres with a house to comply with the J W King, Jr family estate, which is less than the required 4 acre minimum. This property is located at 2113 Old Columbus Rd, Parcel #034-0011, Land Lot 236 of the 9th District. Owner/Applicant: J W King, Jr Estate/Roger King. Commission District 6.

The applicant, Roger King, spoke in favor of the request. Commissioner Hodge asked if it was an intrafamily transfer. Roger answered yes, it is. Commissioner Stevenson asked how many acres he had in all. Roger answered he had 162 acres. Commissioner Curtis asked if he's splitting off 1.062 acres. Roger answered yes, that is the only way the surveyor could survey it out. There was no opposition. Commissioner Stevenson made a motion to recommend approval, and Commissioner Tribble seconded. The recommendation for approval was unanimous, 5-0. **APPROVED**

V-24-02-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1.5 acres from 9.05 acres, which is less than the required 4 acre minimum. This property is located at 300 Doris Mill Rd, Parcel #140-0025, Land Lot 129 of the 4th District. Owner/Applicant: James Deluca. Commission District 5.

The applicant James Deluca spoke in favor of the request. Commissioner Tribble asked what the plan would be for the house after the parents passed. James answered it would come back to him. Commissioner Curtis asked if he farmed the land and how much road frontage he would have if he split off 4 acres. James answered he doesn't farm and he's not sure how much road frontage he would have. Commissioner Hodge asked why he couldn't split off 4 acres and if he would consider it. James answered it just made sense to just do an acre and splitting off more is not something they wanted to do. Commissioner Stevenson had concerns about what would happen with the new house when his parents passed. James answered his family would probably move into it and lease the old house. He has no plans to leave the area. Commissioner Curtis asked if he could split it down the middle. James answered he guesses he could. Commissioner Stevenson asked when he would start building. James answered he would start right away. There was no opposition from the public. Commissioner Stevenson made a motion to approve the request and Commissioner Whatley seconded. Commissioners Curtis, Tribble, and Hodge denied. The recommendation for denial was 3-2. **DENIED**

VI: Business Session. There was no business.

The meeting was adjourned at 5:48 PM.