

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**May 20, 2014**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 20th day of May, 2014 at 9:00 a.m. in the Crisp County Government Center.

The following members were present: J.C. Clark, Jerry Carney, Lucky Taylor and Dale Mitchell. Absent was Wendy Peavy. Also present, Connie Sangster, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present were the following visitors: Gordon Easom and Earl Easom.

**MINUTES**

Chairman, J. C. Clark asked for a motion to approve the Minutes of the April 15, 2014 meeting.

**VOTE:** Motion was made by Dale Mitchell with a second by Jerry Carney to **approve** the minutes of the April 15, 2014. Carried unanimously.

**PUBLIC HEARING**

Request from Gordon Easom for the following variances: 1) Variance to allow an Accessory Family Care Dwelling in an RR (Rural Residential) zone district; 2) Variance to reduce the required 50' front yard setback to 25' for the placement of the Accessory Family Care Dwelling (if approved). Property is zoned RR (Rural Residential) and is located at 315 Sanders Road.

Chairman J.C. Clark called the hearing to order. Chairman Clark read aloud the criteria in which the board handles requests. Mr. Easom was present and spoke on his own behalf. Mr. Easom told the board that he has a medical problem and needs care off and on, like driving somewhere. Mr. Easom stated that his father had to carry him to the ER last night because of chronic pancreatitis that he has. He stated that he was trying to get a mobile home put on the property where his father resides so he can live in it. Mr. Easom stated that he can still care for himself for daily type stuff. Mr. Easom stated that the reason for the front yard variance – is because there used to be a mobile home in that location with an existing septic tank and power pole. Mr. Carney asked about the flags that are on the property and what size home are you talking about? Mr. Easom replied possibly a 16x60 which will be the maximum if he can find one and if he can find a smaller one like a 14x56 that is the size he will go with. Mr. Carney asked Ms. Sangster if a mobile home requires a 5 acre lot. Ms. Sangster replied only 1.5 acres are required. Mr. Clark asked if this parcel was on 2 acres. Ms. Sangster replied 2.178. Mr. Carney stated that he could see why he wanted to put it in the same spot because of the septic field and everything else, but he stated that there seems to be a lot of room on the side of the property and he has a problem with being so close to the road. Mr. Easom replied that the way the place is set up that is the best place to put it because of some other drain lines off of his father's house which are on the other end, so he can't really put it on the opposite corner of the property. Mr. Carney said he was looking more along the fence line and would be willing to grant some sort of easement on the side yard than something right on the road. Mr. Carney stated that his personal view is to not have it so close to the road. Mr. Easom stated that he had a trailer there before. Mr. Carney asked if there were any “grandfather” implications to this. Ms. Sangster replied no, the mobile home has passed the criteria for that. Mr. Mitchell asked how long it has been since a trailer was there? Mr. Easom replied he thinks around

**Page 2**  
**ZBOA Minutes**  
**May 20, 2014**

2001 or 2002. Mr. Mitchell asked if he had the septic tank and drain field checked out. Mr. Easom replied yes they have all been checked out and has approval from the Health Department. Mr. Mitchell asked if there was a way to connect it to the septic tank if you moved the trailer back? Mr. Easom replied not really, because there is a barn further back and if you sit it back the barn would be in the way. Mr. Carney stated that he felt like there would be space left, he stated that he saw the water lines, didn't know if they were sprinkler lines or what they were. Mr. Easom stated the whole section where the spigot is, is the opening of the septic tank and drain field, and looking at it from the road where the pipes are, the drain field kinda runs off to the left back toward the fence line. Mr. Carney stated he was trying to find a solution. Mr. Easom said the drain lines taper off back in that direction, and they would be on top of the drain field if they placed the mobile home there. Mr. Mumphery asked Mr. Easom if the inlet is on the east or south side of the tank? Mr. Easom replied south side. Mr. Carney asked other than the setback, is the placement of the mobile home a violation of any of the zoning ordinances. Ms. Sangster replied no but the accessory family care dwelling had to be approved first, and if not, there would be no need for the setback variance. Mr. Mitchell stated that he thought it had to be site built. Ms. Sangster replied not in the RR zone district. Mr. Carney asked about the location being to the rear of the main house according to the regulations. Ms. Sangster stated that normally that is the case, but in this case there is plenty of road frontage, which is better for emergency vehicles, and the problem here is there is not enough acreage for 2 structures. Mr. Carney asked how does this board determine that is a family care dwelling versus a residence. Ms. Sangster replied that is where Mr. Easom has to provide documentation that it is for valid medical reasons. Ms. Sangster stated there is a letter from Dr. White in their packet. Mr. Carney stated that he missed that letter but after reading it, that was sufficient for him. Mr. Carney asked if there was any other information other than what was in the packet on pros and cons for the variance. Ms. Sangster replied no. At this time, Mr. Clark asked if there were any further questions. There were none. Mr. Clark stated that this concludes the public portion of the hearing and now they would go into discussion and vote.

**MEETING**

After discussion, the chairman asked for a motion.

**VOTE:** A motion was made by Lucky Taylor, seconded by Dale Mitchell to **approve** the variance to 1) Allow an Accessory Family Care Dwelling in an RR (Rural Residential) zone district for Gordon Easom's use only. Property being located at 315 Sanders Road. Carried unanimously 4-0.

**VOTE:** 2) A motion was made by Lucky Taylor, seconded by Dale Mitchell to approve the variance to reduce the required 50' front yard setback to 25' for the placement of an Accessory Family Care Dwelling for Gordon Easom only in an RR (Rural Residential) zone district and being located at 315 Sanders Road. Carried unanimously 4-0.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

---

J.C. Clark  
Chairman

---

Connie Sangster  
Secretary

