

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
August 19, 2014

The Crisp County Zoning Board of Appeals met at a regular meeting on the 19th day of August, 2014 at 9:00 a.m. in the Crisp County Government Center.

The following members were present: J.C. Clark, Jerry Carney, Lucky Taylor, Dale Mitchell and Wendy Peavy. Also present, Connie Sangster, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present were the following visitors: Laura Jean Lindsey and Warren Gerald Woddell.

MINUTES

Chairman, J. C. Clark asked for a motion to approve the Minutes of the May 20, 2014 meeting.

VOTE: Motion was made by Dale Mitchell with a second by Jerry Carney to **approve** the minutes of the May 20, 2014. Carried unanimously.

PUBLIC HEARING

Request from Laura Jean Lindsay for the following variances: 1) Variance to reduce the required front yard setback from 35' to 15' and 2) variance to reduce the required rear yard setback from 15' to 10' for the purpose of locating an 18x21 enclosed storage building with an attached 18x21 open carport. Property is zoned RS1(Rural Residential) and is located at 120 Bream Drive.

Chairman J.C. Clark called the hearing to order. Chairman Clark read aloud the criteria in which the board handles requests. Ms. Lindsey was present and spoke on her own behalf. Ms. Lindsey stated that the left side of the house also faces a front street, which is considered a front yard. She stated that this is the side of the house they want to build a garage. She stated the the property is very small and actually is 2 lots put together to make one. The garage would be approximately 18x21 with a concrete floor and in front of it they want to place an open 4 pole building with roof and will be used an a carport. Mr. Mitchell asked if there had been any comments from their neighbors in reference to this request. She stated they had no comment whatsoever. Ms. Sangster stated that she had sent the adjoining property owners letters and there had not been any response to those. Ms. Lindsay stated the house directly behind them is for sale. Mr. Clark asked if they would be coming in the front door or the back door. Ms. Lindsay stated that if coming from Bream they would be coming in from that street going to the back corner on the left side and the garage would be parallel with Catfish (the side street). She also stated that if they came in from Catfish they would have to get a culvert put in and grade down the high bank. Mr. Carney stated that he doesn't think there is a big issue with the neighbor because the lot appears to be grown up, he also asked if they were extending the roof line of the house or just picking up the roof line for the carport. Ms. Lindsay stated they were not going to touch and would be free standing, so there would be a space between the garage and the house. Mr. Carney stated that he feels like the request is consistent with the area. 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 Dale Mitchell, seconded by Lucky Taylor to **approve** the variances to 1)reduce the required front yard setback from 35' to 15' and 2)to reduce the required rear yard setback from 15' to 10' for the purpose of locating an 18x21 storage building and an 18x21 open carport on the property located at 120 Bream Drive. Carried unanimously 4-0.

NEW BUSINESS

None.

OLD BUSINESS

None.

J.C. Clark
Chairman

Connie Sangster
Secretary

