

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
June 16, 2015

The Crisp County Zoning Board of Appeals met at a regular meeting on the 16th day of June 2015 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Jerry Carney, Dale Mitchell, J.C. Clark, Wendy Peavy and Lucky Taylor. Also present, Connie Youngblood, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present was the following visitors: Rod McLeod and Ben McLeod.

MINUTES

Chairman Jerry Carney asked for a motion to approve the minutes of the May 19, 2015 meeting.

VOTE: Motion was made by J. C. Clark with a second by Dale Mitchell to **approve** the minutes of the May 19, 2015 meeting with amendment. Carried unanimously 4-0.

PUBLIC HEARING

Request from Rod & Lanier McLeod for a variance to locate a 16x20 (320 sq. ft.) storage building in the front yard. Property zoned RS2 (Single Family Residential) and is located at 124 Scenic Route.

Chairman Jerry Carney called the hearing to order and read aloud the criteria in which the board handles requests. Mr. McLeod was present and spoke on his own behalf. Mr. McLeod told the board that there is presently a small old metal shed on the property now that is dilapidated and falling in and he would like to tear that down and build a stick frame 16x20 (320 sq. ft.) enclosed storage building. He stated the front yard has a bunch of azalea bushes and trees and he feels like he can hide the building in the front yard more so than in the back. He stated it would be a nice building, will have hardiboard siding/lap siding, architectural shingles with metal french doors on the front. At this time, Mr. Carney asked the board if they had any further questions. Mr. Mitchell asked if he had spoken to his neighbor on the south side and if they had had any comments on this. Mr. McLeod stated that he had spoken to them and they just wanted to make sure he wasn't going to build it on the line, and seemed ok with the 15' setback. Mr. Taylor asked if there was going to be power to the shed. Mr. McLeod stated that more than likely he would if he could. At this time, Mr. Carney asked the board if they wanted to put a stipulation as to the size of the service. Mr. Taylor stated that he already had a 220 there for the existing well so what difference is that going to make. Ms. Peavy asked if there would be any plumbing in the building. Mr. McLeod replied no, it would only be used for storage. Mr. Clark stated that they needed to make sure that he didn't get more than 50 amps or 40 amps to the shed. Mr. Carney asked Mr. Mumphery what had they been limiting those to. Mr. Mumphery replied that in a situation like this where it is just for storage, they usually just pull out a couple of circuits for lighting and receptacles, so somewhere between 50-60 amps. Mr. Carney asked Mr. McLeod if it would be a problem if they limited him to a 50 amp service. Mr. Carney stated they do that because sometimes these things turn into man caves, so what they try to do is avoid that. Mr. Mumphery stated because of the distance from the house, they would probably have to pull a wire to a 100 amp – because you get voltage drop and he his probably a 100' feet or so from the house, so a larger wire would have to be pulled to get to it. M. Carney stated so this could possibly a 100 amp so there was probably not a need to limit it. Mr. Clark replied ok – he didn't think about how many feet it was going to be. Ms. Peavy asked Mr. McLeod if

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he was going to try and put the building in the center of the lot or are you going to take down trees or move azaleas. Mr. McLeod replied that he was going to try and hide it and put it back where the old shed is. He stated that he doesn't want to be able to see it from the road. Mr. Carney asked if there were any other questions. There were none, he then 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 J.C. Clark to **approve** the variance request to locate a 16x20 storage building in the front yard with the stipulation that the wire size going to the house does not exceed 100 amps. Carried unanimously 4-0.

NEW BUSINESS

Ms. Youngblood told the board there will be 2 variance requests for the July meeting.

OLD BUSINESS

None.

Jerry Carney
Chairman

Connie Youngblood
Secretary

