

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
July 21, 2015
9:00 A.M.

The Crisp County Zoning Board of Appeals met at their regular scheduled meeting on the 21st day of July at 9:00 a.m. in the Crisp County Government Center.

The following members were present: Dale Mitchell, J.C. Clark and Lucky Taylor. Absent were board members Jerry Carney and Wendy Peavy. Also present, Connie Youngblood, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present were the following visitors: Leonard Duggan, Frank and Mitzi Lott.

MINUTES

Vice Chairman Dale Mitchell asked for a motion to approve the minutes of the June 16, 2015 meeting. **VOTE:** Motion was made by Lucky Taylor with a second by J.C. Clark to **approve** the minutes of the June 16, 2015 meeting. Carried unanimously 3-0.

PUBLIC HEARING

Request from Leonard Duggan for a variance to reduce the required lot width of 100' to 58.54' for the purpose of subdividing a parcel of property to construct a new single family residence. Property zoned RS2 (Single Family Residential) and is located at 364 Lakeshore Way.

Vice Chairman Dale Mitchell called the hearing to order and read aloud the criteria in which the board handles requests. Mr. Duggan was present and spoke on his own behalf. Mr. Duggan told the board that if approved he would like to construct a 2 bedroom, 2 bath home for his mother-in-law who is elderly and needs some care, he said she has just recently sold her home on Cypress Hill and now resides with he and his wife. He stated that he began looking into this process about 6 months ago with the Planning Department. Mr. Duggan stated that he had the property surveyed and that he had communicated to his neighbors of what he was doing. Mr. Duggan stated that in developing the new survey it had been determined that in 1945 the developer had a r-o-w or road between lots 1,2, 3 and 4 and lots 248,250,251 and 252 which are the lots that he is asking the variance on for the construction of a new residence. Mr. Duggan stated that apparently in 1992, it was determined by this board or the County Commission that Crisp County never accepted the road that was proposed by the developer and the road/r-o-w separating the 4 lots and was deeded to the homeowners, so at that time that strip of land became part of his property. He stated that he understands the current regulations is that you have to have 100 ft. of property on the roadway. He showed the members a copy of the survey that shows he owns 170' of road frontage on Lakeshore Way. He stated there is 100' they could have for a new residence and the layout has been done by Mr. Faircloth to show where the proposed residence would sit, however, if you put that road on there as requested it reduces the 100' lot width for his current residence and that is the reason for the request, in that the current residence would then not meet the required 100' road frontage that is required, and if the variance is allowed he would then like to build his mother-in-law a small home on the lots they are 150' away from his current residence and would be closer for her care. Mr. Mitchell stated that the question that comes to his mind is that he sees

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there is 170' and that he needs a 100' for his current residence and the angle that the line is – why would it not come straight down. Ms. Youngblood replied that it was done that way in order to maintain the required minimum lot size. At this time, Mr. Mitchell asked if there were any other questions. Mr. Frank Lott showed the members on the plat where the house would be located on the proposed lots. Mr. Taylor asked if they could meet all of the other required setbacks. Mr. Lott replied yes and that the Health Department had already approved the area for a septic tank. Mr. Mitchell stated that is he correct in saying that the neighbors are ok with what he is asking for. Ms. Youngblood stated that she had sent letters to the adjacent property owners and had not heard anything from them. Mr. Duggan stated that he had communicated to his neighbors what he was doing and they seemed ok with it. At this time, Mr. Mitchell asked if there were any more questions. Mr. Taylor asked Ms. Youngblood to put in the record why this was different from the Scenic Route request several months ago where they said they would not reduce lot sizes to build more houses. Ms. Youngblood replied that on that request they would not have been able to reduce the lots anymore because they did not meet the required ½ acre unlike this parcel, and their request was for a variance on the setbacks on a corner lot. Mr. Taylor stated that he wanted to make sure we were not reducing lot sizes and were being fair to everyone. Ms. Youngblood stated that if the request were to be below ½ acre she could not even bring that request before this board and that is why the survey lines are as they are on the proposed plat so that the required ½ acre lot is not reduced any further. At this time, Mr. Mitchell asked if there were any further comments. There were none. Mr. Mitchell stated that this concludes the public portion of this hearing and now they would go into discussion and vote.

MEETING

After discussion, the vice chairman asked for a motion.

VOTE: A motion was made by Lucky Taylor, seconded by J.C. Clark to **approve** the variance request to reduce the required lot width of 100' to 58.54' for the purpose of subdividing a parcel of property to construct a new single family residence. Property zoned RS2 (Single Family Residential) and is located at 364 Lakeshore Way. Carried unanimously 3-0.

BARTLEY REQUEST

Vice Chairman Dale Mitchell stated that he understands that the variance request from Robert Bartley has been withdrawn. Ms. Youngblood replied yes.

OLD BUSINESS

TABLED DECISION ON REQUEST FROM ILA BULLINGTON ON AUGUST 20, 2013

Ms Youngblood told the board that Ms. Bullington had called the office and stated that the repairs had been done to the road (private drive). Ms. Youngblood showed the members

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photos that Jimmy Mumphery had taken of the drive and that she had called and asked David Edwards, EMS Director to go out and respond back with his recommendation to the Board of whether or not the road had been repaired and acceptable for ingress and egress for emergency vehicles. Ms. Youngblood stated that Mr. Edwards was not able to go out before the scheduled meeting today but would have an answer to the board by the next meeting in August.. Vice Chairman Dale Mitchell asked the board for a motion on this tabled decision.

VOTE: A motion was made by Lucky Taylor, seconded by J.C. Clark to bring this back for a decision at the next regular scheduled meeting, it was the consensus of the Board to wait until they had a full board present along with a written recommendation from David Edwards in reference to the private drive being accessible for emergency vehicles. Carried unanimously 3-0.

NEW BUSINESS

None.

Jerry Carney
Chairman

Connie Youngblood
Secretary

