

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**May 17, 2016**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 17th day of May 2016 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Wendy Peavy and Lucky Taylor and Ray Cromer. Also present, Connie Youngblood, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present was the following visitors: Austin Turner and Frank Lott.

Chairman, Dale Mitchell called the meeting to order.

**MINUTES**

Chairman Dale Mitchell asked for a motion to approve the minutes of the March meeting.

**VOTE:** Motion was made by J. C. Clark with a second by Lucky Taylor to **approve** the minutes of the March 15, 2016 meeting. Carried unanimously 4-0.

**PUBLIC HEARING**

Request from Austin Turner for the following variances: 1) variance to build a second structure on a parcel of property that does not have the required minimum lot width of 100' at the building setback line of 35' (reduce from 100' to 20'); 2) variance to reduce the required 25' minimum continuous distance on a street that has the legal status of a public street to 20'. Property zoned RS2 (Single Family Residential) and is located at 129 Wolf's Thick Road.

Chairman Dale Mitchell called the hearing to order and read aloud the criteria in which the board handles requests. Mr. Turner was present along with his contractor Frank Lott. Mr. Turner told the board that the lot they are working on was 2 lots and they are trying to shift it – with the line running north and south into 2 lots, with the line running east and west. Mr. Mitchell stated that it appears to what you are doing is rotating the lots 90 degrees. Mr. Turner replied that's right. Mr. Turner stated they had come up with a plan that is good with the Health Department and the Fire Department as far as access and that type of thing. Mr. Mitchell referred to the proposed plat and asked Mr. Turner if he was planning on building on both lots at this time. Mr. Turner stated not right now and the plans are to build on Tract 2. Mr. Taylor asked if the property had been re-deeded as where the survey shows back to 2 lots instead of 1. Ms. Youngblood stated that he would not be required to do that until this board had granted him approval and at that time the deed and plat would be recorded. Mr. Lott wanted to make a comment as to the dotted line on the 80' lot that goes all the way back is that 80' lot is fairly level until it gets back to the 80' width and it probably rises 2' back in the back along that line. Mr. Lott stated that Wen Howell with the Health Department stated that he liked the idea that he could get both drain fields and the reserve drain field up on that high ground with both houses, he also stated that both houses would have to have a pump. Mr. Cromer asked if there had been any comments from the neighborhood. Ms. Youngblood replied no. Mr. Clark asked if the lot was big enough to put the 4-bedroom house on it, he stated that he read where it did not have the acreage it was supposed to have. Ms. Youngblood stated he did not have the required lot width but had the required acreage and that the variance was to reduce the lot width. Mr. Lott stated that both lots were over the ¾ acre required by the health department. Mr. Mitchell asked as it is platted today – could you build 2 houses there. Mr. Lott

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replied that you could under the “grandfather” rule, but you would have to build one on the 80’ lot and one down on the lower lot. Mr. Mitchell stated that you would probably have trouble with your side setbacks and septic tanks. Mr. Lott stated that the previous house (Hunt house) was located in the middle of both lots. Mr. Mitchell stated that it was originally as 2 lots then was put together as one and a house was built on it. Mr. Lott stated that was correct and the county still looked at it as 2 lots – they never were combined. Mr. Lott stated that when the health department does their calculations for usable soil you lose 50’ all the way around the lots that borders the water. Mr. Mitchell referred to the plat with the red marks on it and asked if this was trees that were flagged that are to be removed for the driveway. Mr. Lott replied that the fire department addressed that and that would be the driveway but there are some trees that would need to come out and the driveway improved. Mr. Lott stated that this allows for both houses to have good water frontage on the big part of the lake. Mr. Mitchell asked if the proposed driveway was platted on Tract 1. Mr. Mumphery stated Tract 2 and that Tract 1 goes from the west side of the driveway to the water. Mr. Cromer asked if the County had any issues with this. Ms. Youngblood replied no. Mr. Mitchell asked if anyone had any questions. Mr. Clark had a question about the letter from the health department that stated a 4-bedroom house could only be built on Tract 1 and a 3-bedroom house on Tract 2. He asked Mr. Turner if he was building a 4 or 3-bedroom house. Mr. Turner replied they had not got their plans yet. Mr. Lott stated that Tract 2 would be a 3-bedroom house and the architect was still working on the plans. Ms. Youngblood told the board that if their decision was to approve the request they needed to include the requirements of the fire department. Mr. Mitchell asked if there were any more 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 Ray Cromer, seconded by Wendy Peavy to **approve** the variance requests as follows:1) Variance to build a second structure on a parcel of property that does not have the required minimum lot width of 100’ at the building setback line of 35’ (reduce from 100’ to 20’); 2) Variance to reduce the required 25’ minimum continuous distance on a street that has the legal status of a public street to 20’. These variances were granted per the conditions of the Crisp County Fire Department (see attached letter). Carried 4-1. Mr. Clark voted in opposition of the requests.

**NEW BUSINESS**

None.

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**OLD BUSINESS**

None.

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Dale Mitchell  
Chairman

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Connie Youngblood  
Secretary/Planning Director

