

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
September 20, 2016

The Crisp County Zoning Board of Appeals met at a regular meeting on the 20th day of September 2016 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Wendy Peavy, Lucky Taylor and Ray Cromer. Also present, Connie Youngblood, Crisp County Planning Director; Jimmy Mumphery, County Building Inspector, Don Pitts and Charles Clark.

Chairman, Dale Mitchell called the meeting to order.

MINUTES

Chairman Dale Mitchell asked for a motion to approve the minutes of the June 21, 2016 meeting.

VOTE: Motion was made by Lucky Taylor with a second by Wendy Peavy to **approve** the minutes of the June 21, 2016 meeting. Carried unanimously 4-0.

PUBLIC HEARING

Request from Donald Pitts for a variance to reduce the required 15' side yard setback to 7 1/2' for the placement of a 24x24 (576 sq. ft.) open shelter. Property zoned RS2 (Single Family Residential) and is located adjacent to 144 Wolf Thick Road.

Chairman Dale Mitchell called the hearing to order and read aloud the criteria in which the board handles requests. Don Pitts was present and spoke on behalf of the request. Mr. Pitts stated that the shelter would be used to house his horse trailer and boat. He stated the lot is small 100x200, he stated that when he laid out where the shelter would go and based on the 15' setback the NW corner post would fall into the edge of the driveway of the house that it will be sitting behind and that is the reason for the variance. Mr. Mitchell stated asked if his neighbor had any comments about the request. Mr. Pitts stated not to him but he was aware of what he was wanting to do. Mr. Cromer asked if the work had already been done. Mr. Pitts replied no. Mr. Clark asked if it was a horse stable. Mr. Pitts replied that it would be a shelter to cover a horse trailer and a boat and would not have a divider or sides. Basically a pole barn. Mr. Mitchell asked if there were any further 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 Lucky Taylor, seconded by Wendy Peavy to **approve** the variance request to reduce the required 15' side yard setback to 7 1/2'. Carried unanimously 4-0.

PUBLIC HEARING

Requests from Charles Clark for the following variances: 1) variance to locate an accessory structure 18x21 (378 sq. ft.) open shelter in the front yard and 2) variance to reduce the required 35' front yard setback to 20' for the placement of the accessory structure. Property is zoned RS1 (Single Family Residential) and is located at 144 Bryant Road.

Mr. Clark was present and spoke on his own behalf. Mr. Clark stated that he wanted to place the shelter on the side of his house but did not have enough footage. Mr. Mitchell stated that the plat he is looking at shows the house is to the east end of a 200' wide lot. Mr. Clark replied correct. Mr. Clark stated that he had talked with Mr. James Barry about getting an easement but he had not gotten back with him. Mr. Cromer asked if there had been any comments from the neighbors. Ms. Youngblood replied no. Mr. Clark asked if the shelter would be close to one of his bedrooms or the front porch. Mr. Clark replied that it would be located about 10' from the front porch. Mr. Mitchell asked if there were further 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 Lucky Taylor, seconded by Ray Cromer to **approve** the variance requests to 1) locate an accessory structure 18x21 (376 sq. ft.) open shelter in the front yard and 2) variance to reduce the required 35' front yard setback to 20' for the placement of the accessory structure. Property is zoned RS1 and is located at 144 Bryant Road.

NEW BUSINESS

None.

OLD BUSINESS

None.

Dale Mitchell
Chairman

Connie Youngblood
Secretary/Planning Director

