

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
April 18, 2017

The Crisp County Zoning Board of Appeals met at a regular meeting on the 18th day of April 2017 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Lucky Taylor and Ray Cromer. Absent was Wendy Peavy. Also present, Connie Youngblood, Planning Director and Jimmy Mumphery, County Building Inspector.
Visitors: Billy Boggus.

Chairman Dale Mitchell called the meeting to order and read aloud the criteria in which the board handles requests.

MINUTES

Chairman Dale Mitchell asked for a motion to approve the minutes of the March 21, 2017 meeting.

VOTE: Motion was made by J.C. Clark with a second by Ray Cromer to **approve** the minutes of the February 17, 2016 meeting. Carried unanimously 3-0.

Mr. Mitchell opened the Public Hearing.

PUBLIC HEARING

Request from Coleson, LLC for a variance to reduce the required minimum lot width of 100' to 27.58' for the purpose of constructing a single family residence. Property is located at the intersection of Wolfs Thick Road and Wolfs Thick landing and is zoned RS2 (Single Family Residential).

Chairman Dale Mitchell read aloud criteria in which the board handles requests.

Mr. Billy Boggus was present and spoke on behalf of the request, he told the board that he was a 3rd member of Coleson, LLC. Mr. Boggus stated they purchased this land hoping they could get more lots than this but they would love to have 3 lots here. He stated the main concern for the variance is that 155A does not have 100' of road frontage. He stated that he had met with the Fire Department Chief and the main concern of his was to be able to get a firetruck in there to serve the southernmost lot. Mr. Boggus stated that you have this unopened road there that no one knows who owns and they will going to clear out and widen the flag part shown on plat another 5' from 15' to 20' to suit him and he was fine with that and also add a hard surface for him to drive up in there so he would not have to turn around. Mr. Mitchell asked if the next lot to the north was another potential for what they are doing here. Ms. Youngblood replied that the way the ordinance reads is that you are required to have 25' on a county maintained road and at the building setback line of 35' the required lot width is 100'. Mr. Cromer asked Mr. Boggus when they anticipated building. Mr. Boggus replied that they were just trying to market the lots and did not know if they would be building or not. Mr. Mitchell asked if they grant the variance to them will it follow to the next person. Ms. Youngblood stated the variance would remain with the property as requested.

Page 2
ZBOA Minutes
4/18/17

Mr. Mitchell asked if there were further comments. There were none, he then stated this concludes the public portion of the hearing.

MEETING

After discussion, the chairman asked for a motion.

VOTE: A motion was made by Lucky Taylor, seconded by Ray Cromer to **approve** the request to reduce the required minimum lot width of 100' to 27.58' with the condition that the road frontage portion of Lot 155A is increased to 20' instead of the 15' as shown on the proposed plat and meet the requirements of the Fire Department and Health Departments (see attached letters). Carried unanimously 3-0. Property is zoned RS2 (Single Family Residential) and is located on Wolfs Thick Road.

NEW BUSINESS

None.

OLD BUSINESS

None.

Dale Mitchell
Chairman

Connie Youngblood
Secretary/Planning Director

