

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
October 17, 2017

The Crisp County Zoning Board of Appeals met at a regular meeting on the 17th day of October, 2017 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, Ray Cromer, Lucky Taylor and J.C Clark. Also present, Connie Youngblood, Planning Director and Jimmy Mumphery, County Building Inspector.

Visitors: Ashley Buford.

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 July 18, 2017 meeting.

VOTE: Motion was made by Ray Cromer with a second by Lucky Taylor to **approve** the minutes of the July 18, 2017 meeting. Carried unanimously 3-0.

Mr. Mitchell opened the Public Hearing.

PUBLIC HEARING

Request from Ashley Buford for a variance to reduce the required side yard setback from 15' to 10' for the purpose of constructing a new home. Property is zoned PRD (Planned Residential Development) and is located at 223 Ironwood Place. Ms. Buford was present and spoke on behalf of the request. She told the board that she was in the process of building a new house and the builder thought the setback was 10' and when Mr. Mumphery came out for the inspection he found that they were too close to the property line and explained to her the process that she would need to go to for an appeal. Mr. Mitchell asked if this occurred only on one side. Ms. Buford replied yes, he then asked how much space was on the other side. Mr. Mumphery replied at least 15 plus feet. Mr. Taylor asked if this was still in the planning stages or had they already started on it. Ms. Buford replied that the footer was dug but not poured. Mr. Mitchell asked if she had explored the idea of moving it 5'. Ms. Buford stated that there is not quite enough room to move it 5' and then they would have to pay the cost to fill it back in and she hasn't figured out whose cost that would be. She stated that the person in charge of the construction should have known. Mr. Mitchell replied that he had taken that responsibility on. Mr. Cromer asked what the width of the house was. Mr. Clark asked if the septic tank was going to be in the front or the back. She stated she thought in the back they do have a permit but they have not told her where it was going to be. Mr. Mitchell asked if there was a garage that she would be coming in on. She stated yes on the right side because they are too close on the left side. Mr. Mitchell said that if they moved it back they would lose part of their driveway. Ms. Buford stated that they do have control of the lot next to it but did not want to combine them. Mr. Cromer asked if she knew what the future plans for the golf course were. Ms. Buford stated that her Dad's family owned it and basically they are using it for a hay field now but eventually they would like to sell the lots for residential use without

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a golf course. Mr. Mitchell asked if there had been any comments from the neighbors. Ms. Buford replied that they were glad to see someone building a new home there. Mr. Taylor stated that if her builder made a 5' mistake and wants you to pay for it that might be a question in the back of your head. Ms. Buford stated that it definitely is and does not inspire confidence. Mr. Cromer asked who her builder is. Ms. Buford replied Brown Brothers and had always heard good things about them. 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 Ray Cromer, seconded by Lucky Taylor to **approve** the request to reduce the required side yard variance from 15' to 10'. Property located at 223 Ironwood Place and being zoned PRD (Planned Residential Development. Carried unanimously 3-0.

NEW BUSINESS

None.

OLD BUSINESS

None.

Dale Mitchell
Chairman

Connie Youngblood
Secretary/Planning Director

