

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
December 19, 2017

The Crisp County Zoning Board of Appeals met at a regular meeting on the 19th day of December, 2017 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, Ray Cromer, Wendy Peavy, Lucky Taylor and J.C Clark. Also present, Connie Youngblood, Planning Director and Jimmy Mumphery, County Building Inspector.
Visitors: Raul Chapa.

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 October 17, 2017 meeting.

VOTE: Motion was made by Lucky Taylor with a second by J.C. Clark to **approve** the minutes of the October 17, 2017 meeting. Carried unanimously 4-0.

Mr. Mitchell opened the Public Hearing.

PUBLIC HEARING

Request from Raul Chapa for the following variances: 1) variance to locate a 40x100 (4000) sq. ft. enclosed metal building for the storage of personal vehicles prior to or in lieu of a principal use on the property; 2) variance to reduce the required 65' front yard setback to 20'. Property is located north of 2162 Hwy. 257 N and is zoned RR (Rural Residential). Mr. Chapa told the board that he wanted to build a 40x100 (4000 sq. ft.) building enclosed on 3 sides with a dirt floor and maybe at a later date he would like to concrete the floor area. Mr. Chapa stated that someone gave him the building and it would be used as a hobby- personal use for his cars. He stated that it would not be used as a part of his business – he takes everything with him when he goes out on a job site. Mr. Mitchell asked Mr. Chapa if he owned the property in front of the proposed site. Mr. Chapa replied no, Jerry Nipper owns it and the house is not occupied. He stated that he did tell Mr. Nipper that he would buy the house when he got ready to sell it. Mr. Cromer asked if he had any problems with this request. Mr. Chapa replied the sign was out there and Ms. Youngblood stated that they had not received anything from him. Mr. Mitchell stated that it appeared he had already commenced construction on the building. Mr. Chapa replied yes. Mr. Taylor asked why it needed to be 20' from the back of the adjacent property line. Mr. Chapa stated that he thought that was the best location so it would not be so visible and if he moved it to the right hand side it would be an eye-sore. Mr. Taylor asked if there would be water and power to the building. Mr. Chapa replied not at this time, but might in the future. Mr. Cromer asked where his house was in relationship to this property. Mr. Chapa stated it was on the back side of the corner. 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 J.C. Clark, seconded by Ray Cromer to **approve** the requests to 1) locate a 40x100 (4000 sq. ft.) enclosed storage building for the storage of personal vehicles prior to or in lieu of a principal use on the property; 2) variance to reduce the required 65' front yard setback to 20' with the stipulation that power is not attached to the building until concrete floor is poured and inspected by the Crisp County Planning Department. Property is located north of 2162 Hwy. 257 N and is zoned RR (Rural Residential). Carried unanimously 4-0.

NEW BUSINESS

None.

OLD BUSINESS

None.

Dale Mitchell
Chairman

Connie Youngblood
Secretary/Planning Director

