

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**September 16, 2014**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 16th day of September, 2014 at 9:00 a.m. in the Crisp County Government Center.

The following members were present: J.C. Clark, Jerry Carney, Dale Mitchell and Wendy Peavy. Absent was board member Lucky Taylor. Also present, Connie Sangster, Crisp County Planning Director and Jimmy Mumphery, County Building Inspector. Also present were the following visitors: John S. Pate, Jr.

**MINUTES**

Chairman, J. C. Clark asked for a motion to approve the Minutes of the August 19, 2014 meeting.

**VOTE:** Motion was made by Jerry Carney with a second by Dale Mitchell to **approve** the minutes of the August 19, 2014. Carried unanimously.

**PUBLIC HEARING**

Request from John S. Pate, Jr. to reduce the required lot width of 100' into two separate lots, one lot reduced to 50' and remaining lot reduced to 52.26' for the purpose of creating 2 lots. Property is zoned RS2 (Single Family Residential) and is located at 134 S. Cedar Creek Road.

Chairman J.C. Clark called the hearing to order. Chairman Clark read aloud the criteria in which the board handles requests. Mr. Pate was present and spoke on his own behalf. Mr. Pate told the members that he is 82 years old and if approved he would like to sell his present home and build a smaller home on the newly created lot. He stated that 11 people in the subdivision have agreed to him doing this. Mr. Mitchell asked Mr. Pate if he was going to cut a road through the jungle. Mr. Pate replied yes. Mr. Carney asked Mr. Pate how many feet did he have on the water. He stated that as far as he could tell about 485'. Mr. Mitchell asked if this was going to create a setback issue. Mr. Pate replied no, it is a pie shape lot and will not be invasive to any adjoining properties. Mr. Carney also stated that his concern was being able to meet setbacks without having to come back before this board. Mr. Pate stated that he was in the process of getting a perk test done but that has not been completed yet. He stated that he has letters with approval from Public Works, Fire Rescue and EMS all approving his plan of entrance to the property. Mr. Mitchell asked if he was connected to the County water system. Mr. Pate stated that it was not available when he built his house so he has a well. Mr. Carney asked if there had been any comments from the public. Mr. Mumphery stated that a lady had called with concerns and said she was going to send a letter but our office has not received anything. At this time, Mr. Clark asked if there were any further questions. There were none. Mr. Clark 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 Dale Mitchell, seconded by Jerry Carney to **approve** the variance request

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to reduce the required lot width of 100' into two separate lots, one lot reduced to 50' and remaining lot reduced to 52.26' for the purpose of creating 2 lots and is contingent upon approval of a perk test from the Crisp County Health Department. Carried unanimously 3-0.

**NEW BUSINESS**

Ms. Sangster told the board there are 2 hearings scheduled for next month.

**OLD BUSINESS**

None.

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J.C. Clark  
Chairman

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Connie Sangster  
Secretary

