

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
February 19, 2002
9:00 A.M.

The Crisp County Zoning Board of Appeals met at their regular scheduled meeting on the 19th day of February, 2002 at 9:00 a.m. at the Crisp County Courthouse. The following members were present: Kirby Wood; Jerome Outlaw; Bob McCadams and Robert Powell; also present, Connie Sangster, Assistant Planning Director; Jimmy Mumphery, County Building Inspector. Absent was board member Kenneth Carter. Also present were the following visitors: **Barbara Foshee Hearing:** Barbara Foshee; Gene Lovett and A.J. Wilson.

PUBLIC HEARING

Request from Barbara Foshee for a variance to reduce the 100' required road frontage to 71' for the purpose of creating 2 lots. Property located at 208 S. Cedar Creek Road and being zoned RS2 (Single Family Residential).

Mr. Wood called the hearing to order. Ms. Barbara Foshee was present and spoke on her own behalf. Ms. Foshee stated that she acquired the property on a swap on property she had in Dooly County. She stated that her intentions were to sell the lake property. Ms. Foshee stated that she has 2 sons and they have asked her to keep the property and that is why she is asking for the variance. She stated that one son would remodel the existing cabin and the other son would build if the variance is granted. Ms. Foshee stated there is a total of 1.74 acres. Mr. Powell asked what the width of the lot is at the existing structure. Mr. Mumphery replied approximately 120'. Mr. Wood asked if her sons intend to make this a permanent residence. Ms. Foshee stated not at this time. Bob McCadams asked if the existing structure was connected to the county water system. Ms. Foshee replied not at this time but it is available. Mr. Powell asked if another structure could be located on this property without dividing it. Mr. Mumphery replied not without a variance, it is lacking the required road frontage for two structures. At this time Mr. Wood asked if there were any comments from the public. Mr. Gene Lovett, resides at 214 S. Cedar Creek Road, and is opposed to the request. Mr. Lovett stated that he built his house in 1993 and the larger size lots in the area is what appealed to them. Mr. Lovett stated that if this board grants this variance he feels it will decrease the character of the lots. Mr. A.J. Wilson, permanent resident of 218 S. Cedar Creek Road, stated he is also opposed to the variance. Mr. Wilson stated he purchased his property approximately 10 years ago and the larger size lots also appealed to him and when he purchased his property he was under the impression that only 1 structure could be located on the lots. Mr. Wilson stated that he spends a lot of time, money and energy in his yard and had noticed since Ms. Foshee purchased her property there has been nothing done to it. Mr. Wilson also said that he feels if the variance is granted it would depreciate his property. Mr. Wood asked if there were other comments. Ms. Foshee added that she acquired the property in November and there is this dispute over what they are going to do. She stated that if approved her sons plan to spend a great deal of money renovating the existing structure and also building a new one and

feels it would improve the area. Mr. Wilson stated that it is not the question of how much money you plan to spend on the homes, the question is locating 2 structures on one lot. Mr. Wood asked if there were other comments at this time. There were none. At this time, Mr. Wood concluded the public hearing portion of the meeting.

MEETING

After discussion, Mr. Wood asked for a motion.

VOTE: A motion was made by Mr. Powell to deny the request, seconded by Mr. McCadams, for a variance to reduce the required 100' road frontage to 71'. The board stated they could empathize with Ms. Foshee but also had an obligation to maintain the integrity of the lake property and to also uphold the rules and regulations that have been adopted.

MINUTES

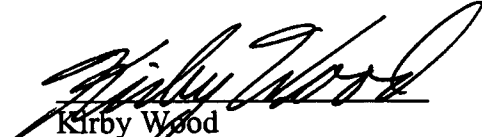
A motion was made by Jerome Outlaw, seconded by Bob McCadams to **approve** the Minutes of January 15, 2002. Carried unanimously 3-0.

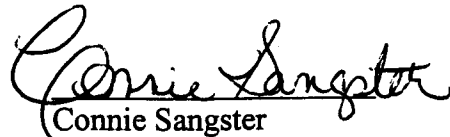
OLD BUSINESS

Mr. Wood asked Ms. Sangster if she had received a reply from the Hornes'. Ms. Sangster replied yes and gave the members a copy of the correspondence from Mr. Wendell Horne (attached and made a permanent part of these minutes) requesting they be on the March agenda. After discussion, Mr. Wood asked for a motion. **VOTE:** A motion was made by Jerome Outlaw, seconded by Robert Powell to allow the request to be on the March agenda. The board also stated that failure to appear by the Hornes' would result in dismissal of the variance.

NEW BUSINESS

None.


Kirby Wood
Chairman


Connie Sangster
Assistant Planning Director