

-MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
February 20th 2024

The Crisp County Zoning Board of Appeals met at a regular meeting on the 20th day of February 2024 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Lucky Taylor, Wendy Peavy, and Ken Partain. Also present, Crisp County Planning Director, Mickey Dunnivant.

Visitors present: Craig Hammond.

Chairman Dale Mitchell called the meeting to order with the first order of business electing a new Chairman and Vice Chairman.

Mr. Mitchell opened the floor to Mickey Dunnivant to ask for nominations for a new Chairman for the Crisp County Zoning Board of Appeals for 2024 term. JC Clark made the motion that we have an election, Lucky Taylor seconded the motion that we have an election. Lucky Taylor moved that since we only met one time in 2023 that we continue with the current Chairman which is Dale Mitchell. JC Clark seconded the motion. Motion carried unanimously. The meeting was turned over to the new Chairman Dale Mitchell. Mr. Mitchell asked for nominations for a Vice Chairman. Wendy Peavy made a motion to have the existing Vice Chairman Lucky Taylor as Vice Chairman and it was seconded by JC Clark. The motion carried unanimously.

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Chairman Dale Mitchell asked for a motion on the September 19th 2023 meeting. Chairman Mitchell said that he understood an addendum needed to be made to the minutes. Lucky Taylor spoke and said he found an omission in the minutes on the second page. Taylor stated that a motion had been seconded but he did not see where a motion had been made. Dunnivant told the board that in that instance, he could not hear who made the motion due to members speaking softly and the recorder not catching it. Taylor suggested that a sentence be added stating that a motion was made by “unintelligible” and seconded by Ray Cromer. Dunnivant made a note of it and it was added to the minutes. Chairman Mitchell asked for a motion on the September 19th 2023 minutes

VOTE: With the corrections added Lucky Taylor so moved that we approve the minute with a second by JC Clark to **approve** the minutes of the September 19th, 2023 meeting minutes with the discussed corrections. Carried unanimously 4-0.

Chairman Mitchell opened the Public Hearing and read aloud the criteria in which the board handles requests.

PUBLIC HEARING

A request from Craig Hammond, for a variance to allow him to build an open pole shed with no principal use in place. Cordele Georgia and is zoned RR (Rural Residential).

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Mr. Hammonds was present and spoke on behalf of the request. Mr. Hammonds said that he wants to build a pole barn to cover his motor home and any other items that he may bring her. Mr. Hammond said that later on, within a year or two he plans to build a home there also with other improvements. Such as a fence since he has two golden doodles. Originally, they were going to build a home first but learned the home had to be a minimum of 800 sqft. Mr. Hammonds said that he was not financially able to construct a home that size just yet. That's why he wants to do a pole barn first.

Chairman Mitchell asked if he would need any electricity to maintain the batteries on his RV. Mr. Hammond said that he would not because he understood that he could not live there in the RV. Mr. Hammond said that he and his wife live full time in a RV, they sold it all in Virginia. He works in State Parks and they stay in those camp grounds usually for free. They fell in love with Georgia and some day want to make it their permanent residence.

They have found a builder for the barn but with some delays we want to move forward now. JC Clark asked Mr. Hammond that if he gets the variance for the barn and he can't stay there what is his next step. Hammonds said the only reason they would want to stay is to do some work on there property but he now understands that they can't stay there in the RV.

Mr. Hammond said that his understanding is once his home construction begins, they can stay in the RV. Dunnavant said that is correct. The commissioners passed an amendment last year to allow for people to stay in their RV on their property with a valid/active building permit for a residential structure. This was done to help prevent theft of construction site material for home owners who were experiencing those thefts. Again, Crisp County does not allow someone to live in an RV outside of a Campground or RV park.

Mr. Mitchell said that looking at the property he did not see where it would cause a detriment to the area. JC Clark said that it's not permitted right now for a house but if he puts the RV there and starts living in its people are going to think we allow folks to live in RV's. Clark said now if you get the permit to build the home and you have a year and a half to do it, then I have no problem with it as long as you're not living in it. Mitchell said this is something that is done all the time at the lake with people wanting to build a shed across the road. Dunnavant told the board the other problem he would have is that if it is approved, he would have two years to build his home. Hammonds asked if what is approved. Dunnavant told him that if they approve the variance, he has two years from the date of approval to have his home built or come back to the board and ask for an extension. Mr. Hammonds said that what he is hearing is that he has two years to build his home if he is approved. Dunnavant said yes.

Taylor said that he is making a statement and asked Hammonds to tell him if he is wrong. Because there was a house previously there; there should be a well and septic tank on the property. Hammonds said yes. Taylor said that he wants to help him as much as we possibly can but does not want to allow somebody to abuse the system. Taylor said that people would let the board know if he was abusing the system. Taylor said to approve the variance and not give you power would be a disservice to you because electricity would help him with maintaining his property and his RV. Taylor asked Hammonds if he would give permission/access to his property to verify that he is not living in it. Hammonds replied yes, he would

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give permission.

Wendy Peavy asked if there was any opposition from the neighbors. Dunnivant reported that he did not receive any phone calls or letters against the variance. Taylor commented that if he put up a portable shed, it would be easier to move the shed if need be. The drawing that Hammond provided was not to scale and it seemed he was wanting to build the barn in front of the residence. Hammonds stated that his granddaughter drew the plans and it was not to scale. Taylor said that he felt he had enough information to make a decision.

Mr. Mitchell asked if there were any further questions. There were none. Mr. Mitchell, concluded the public portion of the hearing.

DISCUSSION and VOTE:

Mr. Mitchell asked if there were any further discussion by the board. After a finding of the facts, Taylor said that he believed a variance may be granted upon a finding that the relief, if granted, would not cause substantial detriment to the public good or be injurious to the use and enjoyment of the environment or other property in the immediate vicinity nor diminish and impair property values within the surrounding neighborhood or impair the purpose and intent of the Development Code. Based on that Taylor made a motion to approve Hammond's request with power being available and with the granting from Hammond that we have the right to check that he is not living there. Mitchell asked for a second motion. JC Clark asked Taylor if he could explain the language he used. Taylor said that he moves to allow him to build a pole barn with power and he gave us permission to verify, we have an inspector to go their and verify it is not a residence. Clark asked what would happen if it was discovered he was living there. Taylor said to let's step out of the motion for a minute so he could answer this question. Taylor addressed Hammonds and told him that if they found out he was living there, he would be summoned back in front of the board and they would revoke permission. Taylor said that they did not address this but that is the case. Taylor said that they want him in the county and appreciate him wanting to be here. Taylor finished his comments and stated now back to the motion. Mitchell said that motion is still in need of a second. The motion was seconded by Ken Partain.

Mr. Mitchell stated that all four standards had been met. Mr. Mitchell asked for all who were in favor to say "I". The vote was carried unanimously. Mr. Taylor welcomed Mr. Hammonds to Crisp County.

NEW BUSINESS

Dunnivant updated the board on the meeting dates and templates that would be used for the Crisp County Comprehensive Plan. Dunnivant told the board the Plan is a road map for County and City leaders to use for development and land use.

Mr. Taylor asked how and who would decide what was in the Plan. Dunnivant told him through a series of public meetings with citizens and government leaders and plan would be developed. Funding

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would be appropriated through budgetary allocations and grants. Dunnivant told the Board the meetings are advertised in the local paper but citizen participation is almost zero. Your government leaders are usually the only people who attend to the meetings and are who decide on the issues. JC Clark remembered the advertisement of the meetings when Chairman Wiggins was working on the plan during his tenure with the City of Cordele. Mr. Mitchell remembered talks of a by-pass at one time in the plan. Dunnivant told the board he would send out an email with links to them and others asking for participation in the near future.

Dunnivant told the board that the City Reporter Software was now online and in full use. Dunnivant explained the benefits of the software and felt like it would be added value for the citizens to have a 24hr portal to apply for permits.

Dunnivant asked the Board for feedback from the Carl Vinson Institute of Planning & Zoning class they attended in Dooly County in January. The board members agreed that it was valuable training and much needed and would be needed for future board members.

Dunnivant updated the Board about attending the Propel Community 2024 event in Athens. The meeting was an introduction as to what to expect from the program and how helpful it was for other communities who have attended in the past.

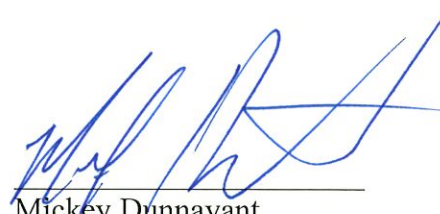
The board was informed of a Variance hearing for March 19th, 2024. Thomas McPherson is asking to place a storage building in front of his home at 153 Landing Rd, Cordele Georgia.

OLD BUSINESS

None.

Meeting was adjourned by Chairman Mitchell.


Wayne Taylor
Vice Chairman


Mickey Dunnivant
Secretary/Planning Director