

**MINUTES OF THE CRISP COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING OF MAY 10, 2022**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 17<sup>th</sup> day of May, 2022 at 9:00a.m. in the Boardroom of the Crisp County Government Center. The following members were present: Dale Mitchell, Wayne Taylor, J. C. Clark, Wendy Peavy, and Ray Cromer. Also present, County Administrator, Clark Harrell and County Clerk, Monica Irwin. Visitors Present: Lisa Garcia, Sonny Burt, James Womack, Daryl McGee, and James C. Harris.

Chairman, J.C. Clark called the meeting to order.

**MINUTES**

Chairman, J.C. Clark asked for a motion on the minutes of March 15, 2022. A motion to approve the minutes was made by Wayne Taylor with a second by Dale Mitchell. Motion carried 4-0 unanimously.

**1<sup>st</sup> Order of Business**

County Administrator, Clark Harrell, addressed the board and informed them Connie Youngblood's replacement, Michael Dunnivant, had every intention of being present for the meeting but due to unfortunately contracting the COVID19 virus, he will be unable to start the position as Public and Zoning Director until May 23, 2022. Mr. Harrell advised the board that Mr. Dunnivant has worked for Crisp County for approximately 15 years and is excited about his new role as Planning and Zoning Director.

**PUBLIC HEARING**

Request from Maxwell Investments II, LLC, for a variance to reduce the required 50' front yard setback to 15' for the purpose of developing a residential subdivision lot. Property is zoned for RS2 (Single Family Residential) and is located at the intersection of South Valhalla and U.S. Hwy 280 West.

Mrs. Lisa Garcia from Maxwell Investments II, LLC and Mr. Sonny Burt, President of Valhalla Condo Association, was present and spoke on behalf of the request. Mrs. Garcia advised the board four acres was purchased with the intent to separate the land into four individual lots. In order to make a useable lot for a residential home, the request is to change the side setback from 50' to a 15' variance. The board inquired of the front facing of the home, Mrs. Garcia replied that the front facing of the home will be facing Valhalla. Mrs. Garcia also advised the board the setback request is only for the one lot in question and this will not be an issue for the remaining three lots. Mr. Burt spoke on behalf of the Valhalla Condo Association, he advised the board the first lot is virtually unusable but will serve as a protection for the other lots in terms of nice foliage and noise reduction. Mr. Burt stated that the more additional space they could give for the setback the more beneficial it will be for future protection and noise reduction.

**DISCUSSION & VOTE**

A motion was made by Dale Mitchell to approve the variance to allow a 15' setback for the purpose of developing a residential home for the property located at the intersection of South Valhalla and U.S. Hwy 280 West. Motion was seconded by Ray Cromer. Motion carried 4-0.

It was the consensus of the board that by granting the variance, it 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 or impair the purpose and intent of the development code.

#### PUBLIC HEARING

Request from James C. Womack for a variance to reduce the required 15' side yard property line setback to 10' on the west side for the construction of a single family residence. Property is located at 116 Lincoln Pinch Way.

Mr. James Womack and Mr. Daryl McGee was present and spoke on behalf of the request. Mr. Womack introduced Mr. McGee, who is the developing architect, to advise the board of the technical issues for the request. Mr. McGee stated the side of the home where the garage is located is under 18' which is difficult to turn into the garage and need approximately an additional 5' to shift the building to the west side in order to have a 10' setback, which will give approximately 22' to 23' to turn into the garage. This request for ease of turn and parking will not affect houses on either side.

#### DISCUSSION & VOTE

Motion was made by Dale Mitchell to approve the variance to reduce the required 15' side yard property line setback to a 10' setback on the west side of the property line located at 116 Lincoln Pinch Way. Motion was seconded by Wayne Taylor. Motion carried 4-0.

It was the consensus of the board that by granting the variance, it 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 or impair the purpose and intent of the development code.

#### PUBLIC HEARING

Request from James C. Harris for the following variances: 1) variance to locate a 26x35 (910 sq. ft.) aluminum building in the front yard; 2) variance to reduce the required 50' front yard setback to 30' for placement of the storage building located on 111 Simmons Dairy Road.

Mr. James C. Harris was present and spoke on behalf of the request. Mr. Harris was very apologetic and informed the board that he was unaware permits had not been pulled for the placement of the building and concrete slab. Mr. Harris informed the board that initially the slab and aluminum building was planned to be located in the back of the house but due to unforeseen circumstances with the septic tank and overflow having to be moved to the side of the house, the only location for the building and slab was in front of the house. Mr. Harris asked for forgiveness from the board for violating codes and not researching the codes before installment and also not following up with the contractor to ensure permits had been pulled and codes had been followed.

#### DISCUSSION & VOTE

Motion was made by Wayne Taylor for a variance to locate the aluminum building in the front yard and a variance to reduce the required 50' front yard setback to 30' front yard setback for the placement of

the aluminum storage building located at 111 Simmons Dairy Road. Motion was seconded by Wendy Peavy. Motion carried 4-0.

It was the consensus of the board that by granting the variance, it 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 or impair the purpose and intent of the development code.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURN**

  
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JC Clark, Chairman

  
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Monica Irwin, County Clerk

