

**MINUTES of CRISP COUNTY ZONING BOARD OF APPEALS
REGULAR MEETING
August 16th 2022**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 16th day of August 2022 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Wayne Taylor, Wendy Peavy, and Ray Cromer. Also present, Crisp County Planning Director, Mickey Dunnivant and Building Inspector Jimmy Mumphery. Visitors present: Ronald Wilkey

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

MINUTES

Chairman J.C. Clark asked for a motion on the minutes of the May 17th, 2022. A motion to approve the minutes was made by Dale Mitchell to approve with a second by Wayne Taylor. Motion carried 4-0 unanimously.

1ST Order of Business

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

PUBLIC HEARING

A request from Ronald Wilkey for a variance to construct a 20x30 enclosed storage building without a principal residence on the lot. A variance to locate the Storage building in the front yard and a variance to reduce the front yard setback from the required 35ft to 27ft. The property is located at 144 Lark Drive, Cordele, Georgia

Mr. Wilkey was present and spoke on behalf of the request. Wilkey said that he wants to build a garage/shop in front of his house. The reason he wants to locate it in the front is the lots are 75x100, he looked at his deed and saw that there was a 25ft easement for utilities. What dictated where his house goes is the location of his septic tank and drain field. Both of those are located in the back of the lot. Wilkey measured out his lot with the required setbacks and said that more than 35% of his lot would not be usable. Wilkey had received a building permit in the past to build his home. He is building his home by himself and experienced numerous setbacks after pouring his concrete footers. Wilkey said every time he tried to work on his foundation it would rain or family issues arose. Eventually running out of time on the prior permit. What dictated the size of his shop was the ability to purchase one that another person had available. A 20x 30 works for Wilkey so that is what he is going to build. Wilkey stated that he had a crew ready to go and had to other sheds on the property that he had his tools stored. Wilkey said he would be able to put everything in the storage building and be able to build his house from there.

Mr. Cromer asked if he was going to use the original footers that had been poured, Wilkey replied yes, that's the foundation for his house a 16 x 36. Wilkey stated it would be a stick built home with a crawl space. Wendy Peavey clarified the established foundation is for his house and not the storage. Wilkey replied yes. Dale Mitchell asked why there was a 25ft easement on the front of his yard. Jimmy Mumphery stated that it is a utility easement that gives the county and power commission the right to locate underground services. Jimmy Mumphery said that he still has the 35ft setback that would cover that issue. Wayne Taylor asked Wilkey to clarify is the shop going to be a metal building. Wilkey replied yes. Dale Mitchell asked Wilkey if there was a way to incorporate the shed into his home instead of it being detached. Wilkey replied that he could attach it; Wayne Taylor told him it would be two different materials that he was attempting to connect and the facades would not match.

Dale Mitchell asked if there was any way that he could put the storage in the back yard and avoid the septic tank and field lines. Chairman J.C. Clark said that was one of his concerns too. Wendy Peavy said that she read some neighbors were concerned with the building being in the front. Mickey Dunnavant said that most of the letters that were in the file were letters that were returned undeliverable. Mickey Dunnavant stated that 3 neighbors called and one neighbor wrote a letter voicing the same concerns with the placement of the building.

Jimmy Mumphery stated that the original permit issued was issued in error due to the square footage of the home. Jimmy Mumphery stated the permit should have been issued for an 800 square foot home vs the original footage. Jimmy Mumphery stated it would be better to figure out how to attach the building to the home to increase the square footage. Mumphery stated that he would be willing to work with him to get that corrected.

Wilkey stated that he would attach the shop to the home: Jimmy Mumphery said that he would still be lacking heated square feet. Dale Mitchell said that he liked that idea. Wilkey stated he understood. Chairman J.C. Clark asked if there were other comments, there were none. Chairman J.C. Clark closed the public portion of the hearing.

DISCUSSION & VOTE

A motion was made by Dale Mitchell to table this until plans for attachment could be brought back. Wayne Taylor asked if it mattered that the house and the shop were two different materials.

Chairman J.C. Clark stated there was a motion to table until the next meeting and asked if there was a second. Dale Mitchell seconded the motion. Motion carried 4-0.


NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNED



JC Clark
Chairman



Mickey Dunnavant
Secretary/Planning Director