

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
December 16, 2025

The Crisp County Zoning Board of Appeals met at a regular meeting on the 16th day of December, 2025, at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Wayne "Lucky" Taylor, and Wendy Peavy. Also present were Crisp County Planning Director Jason Gourley and Building Inspector Jimmy Mumphery—visitors present: Robert Cox, Larry Kimbrel, David Bobo, and Michael Fraser. Board Member Ken Partain was absent.

Chairman Dale Mitchell called the meeting to order.

MINUTES

Chairman Dale Mitchell asked for a motion on the October 21, 2025, meeting. J.C. Clark made a motion to approve the October 21, 2025, minutes, and a second was made by Lucky Taylor.

VOTE: Carried unanimously.

Chairman Mitchell opened the Public Hearing and read aloud the criteria by which the board handles requests and the criteria for handling special exception variances.

PUBLIC HEARING # 1

It is a request for a variance from Larry and Rita Kimbrel to place a 42'x24' Carolina barn on their property without a principal building.

MEETING

Chairman Mitchell asked if we had anyone here to speak to Mr. Kimbrel's request. Mr. Kimbrel approached the podium. Mr. Kimbrel stated that they have a carport on his property. He stated it's like 18'x24' with a 12-foot lean-to. He stated that what they want to do is to move that carport to their joining lot, which is to the, lot adjacent to our property, which they have several lots together and we've cleared that and we're going to move that carport and make it into a Carolina barn where it'll have lean-to's on both sides and it's going to be the same color as our house. It's going to have white trim. It's going to look very nice. He stated their plan is to store their boat, to store their tools, and various things. He stated they are going to pour a concrete slab. He stated they are going to have it professionally moved. Mr. Kimbrel stated he brought a design of what it's going to look like when it's done. He provided a copy to the board members and Director Gourley to be placed with this variance hearing. Mr. Kimbrel stated that when they are through with that, they are going to build a fence around that property, and it's going to increase the value of that property. He stated they do plan down the road to run power, so we'll have lights and things of that nature. He stated they plan to use it for storage.

Chairman Mitchell asked what the dimensions of that lot were. It seems to be kind of tiny. Mr. Kimbrel replied that it's several lots. See, when they built those, well, you know, all my property together with

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my 1000-foot mobile home. It's like an acre when you put it all together. He stated that it's really a significant amount of land out there for this barn.

Mr. Clark asked to see the picture and then asked if this big thing in the middle is what's going to be where your boat goes and everything? Mr. Kimbrel replied, "Yes, sir". Mr. Clark then asked, The one over here is going to be for a car, and this one over here is going to be like a workshop or something? Mr. Kimbrel replied, for lawnmowers and things like that, a little utility trailer.

Mr. Clark asked one more question. He asked, "You said further down the road you want to put electricity in it, did I hear you right?" Mr. Kimbrel replied, Yes, sir. Mr. Clark asked if it is going to be in the middle, or if you are just going to have a breaker box going into different parts of the building. Mr. Kimbrel said what they will do is run power to it, we'll have a breaker and all that. It'll be done by a professional electrician. And we'll have power, so we can run power tools, an air compressor, and things like that. Chairman Mitchell asked if he would be feeding that off your residence, or off your meter. Is your residence? He stated Yes, sir. It is close enough to run power from the house.

Chairman Mitchell asked the board members if there were any further questions. No one replied.

Chairman Mitchell closed the public portion of the hearing.

DISCUSSION and VOTE:

Chairman Mitchel stated, hearing none, I'll open the floor for motion. Mr. Clark opened the motion to accept the variance as it has been stated, with him getting back with Mr. Mumphery about his power later on down the road. And I don't see any where it is going to cause any kind of, either one of these four reasons we have for the members to the property. Because the way I saw it, the way it looked, it really improved that area. Mr. Taylor moved to second the motion, but wanted to go over the things to get on any records. Because it will not cause a substantial detriment or impaired property values, for the purpose of the development code, Mr. Taylor so moved to second the motion.

Chairman Mitchell stated, we have a motion to second, and asked if there was any further discussion. With none, Chairman Mitchell asked that all those in favor of approval say aye. The motion carried unanimously.

PUBLIC HEARING # 2

It is a request for a variance from Robert and Jolene Cox to build a detached garage in the front yard and a setback variance from 15 ft to 7 ft from their eastern property line.

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MEETING

Chairman Mitchell asked if Mr. Cox would come to the podium and explain his request. Mr. Cox stated they have a property on South Cedar Creek on the lake. He stated that when they bought it approximately nine years ago, they had an aluminum lean-to-type carport. And they were just asking to build a nice-looking freestanding carport, covering the same square footage. He stated it'll be an open-air carport. He said you can actually drive straight through it, plus we have an extra 25 feet of property on it. That's including his air conditioning unit off and brush, and anything else. And there's still 25 feet on the other side of the house, so you have access to the back. He stated, this will be a big 6x6 post with nice-looking rock around the bottom, wagging wheel type with a pitched roof. Stained, and then the top will be tin roof and trim painted to match the house. So basically, what we're doing is taking an aluminum lean-to that was existing when we bought the place, and they're dressing something up to make it look much nicer. Chairman Mitchell asked if he had already taken the old one down. He replied yes. Chairman Mitchell stated, I see you're prepared to start. Looks like you have material there already. Mr. Cox stated the material was there, and all he could do was assume that the builder, since we were replacing the existing, could move ahead. Mr. Cox stated he came to say how much nicer it is going to make it look, and we, from day one, have done everything we could to try to dress that place up and make it look better.

Inspector Mumphery spoke up and said that it's not his fault that contractors did not contact and get a permit to find out it was in violation. He's doing a permanent structure compared to the lean-to, which should have been a variance anyway. That's where the issue came up, which is nothing against him, but we don't have a drawing, and I would like to ask if you all are doing a gable roof or more of a lean-to as you had. Mr. Cox replied with a gable roof, and Inspector Mumphery stated that we get a drawing of it. So it's going to kind of change the look of it because the gable will run back into this house. That would be more level and flatter than what this aluminum construction is. Mr. Cox added that it would be a gable roof, approximately the same piece as the house, but it will be freestanding. Inspector Mumphery asked if they were going to do a little breeze way over to the house, and Mr. Cox replied no. He said it will have a gutter system to catch the rain and drain off. Mr. Clark asked and clarified that he did say you can drive straight through it, right? Mr. Cox replied, Yes, it'd be all up in the air all the way around. It'd be nine poles. So, you'll be able to drive straight there. In both parking areas, you can drive straight through.

Planning Director Gourley commented to Chairman Mitchell that he did receive a call from Mr. Jeff Dixon, who is the property owner to the east, and that he has no problem with this.

Mr. Taylor asked if this was going to change any of the setbacks because it is a replacement. Inspector Mumphery stated that it's about 7 feet from the property line already, so it won't change what was already there.

Chairman Mitchell asked the board members if there were any further questions. No one replied.

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Chairman Mitchell closed the public portion of the hearing.

DISCUSSION and VOTE:

Chairman Mitchel stated, hearing none, I'll open the floor for motion. Wendy Peavy made a motion to approve, based on the fact that it would not cause substantial detriment to the public good, would not be injurious, and would not affect the enjoyment of the environment or other properties. J.C. Clark seconded the motion.

Chairman Mitchell stated, we have a motion to second, and asked if there was any further discussion. With none, Chairman Mitchell asked that all those in favor of approval say aye. The motion carried unanimously.

PUBLIC HEARING # 3

It is a request for a variance from David & Jennifer Bobo to build a detached garage in the front yard and a setback variance from 15 ft to 5 ft from their eastern property line.

MEETING

Chairman Mitchell asked if Mr. Cox would come to the podium and explain his request. Mr. Bobo stated that, if it pleases a committee, my wife and I are building a home on Lake Blackshear on a 100-foot-wide lot. And we're requesting a variance to put a three-car detached garage, 24'x36', on a perpendicular close to the property line on the north side. We've spoken with those neighbors in detail, and they're fine with the variance. This will put us in a position where we can have the entrance to the three-car garage, which will be detached at a perpendicular angle rather than the garage sitting in front of the house. And it will make it much more aesthetically pleasing for the neighborhood and for our city.

Chairman Mitchell asked Mr. Bobo How does your neighbor feel about that? Mr. Bobo replied, He's fine with it. Since he's got a shed right on the property line, he couldn't have much of a big argument. Chairman Mitchell commented that he didn't see the shed, and wondered if they'd torn it down. Mr. Bobo replied, Oh, no. It's pretty much permanent. `And it's, you know, it's been there for a long time. Everybody's used to it. From the lake and from the road, it's hard to put something that's not easily seen from either the water or the road. Chairman Mitchell commented that he was trying to think how many years ago it was that they had the hearing for the generator shed that was close to the property line. Mr. Bobo stated that it was gone now. Chairman Mitchell stated that's what he was looking for, and Mr. Bobo replied again that the generators go and it's in the shed.

Chairman Mitchell asked the board members if there were any further questions. Mr. Taylor asked if we needed to address the power for it? Inspector Mumphery commented that since they were building a new

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house, they are gonna feed it from the house.

Chairman Mitchell closed the public portion of the hearing.

DISCUSSION and VOTE:

Chairman Mitchell opened the floor for motion. Mr. Taylor stated that because of its size, it meets the size requirements, and because of where it's placed, I make a motion to approve. I do not see where diminished in property values, because there'll be no detriment to public good or injurious to the environment, or diminish property values or impair the purpose of the development. And he so moved for the motion. J.C. Clark seconded the motion.

Chairman Mitchell stated, we have a motion to second, and asked if there was any further discussion. With none, Chairman Mitchell asked that all those in favor of approval say aye. The motion carried unanimously.

NEW BUSINESS

There was no new business to discuss.

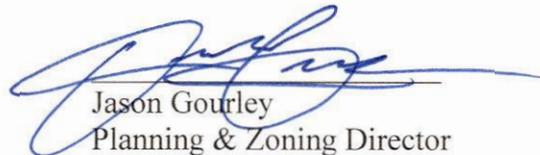
OLD BUSINESS

There was no old business to discuss.

Chairman Mitchell stated that with no other business, he called for a motion to adjourn. Wendy Peavy made the motion to adjourn, and Lucky Taylor seconded the motion. The meeting was adjourned by Chairman Mitchell.



Dale Mitchell
Chairman



Jason Gourley
Planning & Zoning Director