

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**March 17, 2026**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 17th day of March 2026, 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 Ken Partain. Also present were Crisp County Planning Director Jason Gourley and Building Inspector Jimmy Mumphery—visitors present: Aubrey Singleton, Steve Brod, Billie Black, Jennifer Black, Suzi Giavuiani, Mike Buford, Walter Trussell, Angi Trussell, Diahe Owens, and Ronald Baggett. Board Member Wendy Peavy was absent.

Chairman Dale Mitchell called the meeting to order.

**MINUTES**

Chairman Dale Mitchell asked for a motion to approve the December 16, 2025, meeting minutes. J.C. Clark made a motion to approve, and it was seconded by Lucky Taylor. The motion was carried unanimously.

Chairman Mitchell opened the Public Hearing portion of the meeting and read aloud the criteria the board uses to handle requests and special exception variances.

**PUBLIC HEARING # 1**

It is a request for a variance from Aubrey Singleton to build a 30'x91' (2730 sq ft) building on his property without a principal building.

**MEETING**

Chairman Mitchell asked if we had anyone here to speak to Mr. Singleton's request. Mr. Singleton approached the podium. Mr. Singleton stated that he has reduced the building in size to a 26'x30' that will be heated and cooled, with a bathroom. He stated that the opposite end will be a shop area, 24'x30', for storage. Mr. Singleton further stated that there will be three pen bays in the middle. Mr. Singleton described the building as having a galvalume roofing, siding around the building, and brick at the bottom. Chairman Mitchell asked what the acreage was, and Mr. Singleton replied 5.8 acres, and it was his intention to put the building in the middle of the lot. Mr. Singleton explained that it would not be visible from Cedar Point Road. J.C. Clark asked what the building was going to be used for. Mr. Singleton stated that it would be sort of a "man-cave" for him. Chairman Mitchell asked if it was going to be a primary residence, and Mr. Singleton stated no. He further stated he was buying a house from his son on South Cedar Creek Road, and does not have the space there for all his things. J. C. Clark asked if he had already dug the well, and Mr. Singleton replied no, he was not going to dig a well if he could not build this building, and he is probably not going to build the house if he could not build this building.

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Chairman Mitchell asked what the setbacks were, and Building Inspector Mumphery explained them. It was explained that if approved, this building would meet the setback requirements. Chairman Mitchell and Vice-Chair Taylor explained that they could not approve a building over 1500 sq feet. Chairman Mitchell suggested tabling this discussion until the April meeting, so the board does not lock him out from building for a year. It was requested that Mr. Singleton redesign his plans to something that fits the requirements.

Mr. Singleton stated that he had not heard of the 1500 feet before today. Chairman Mitchell asked if Mr. Singleton increased the living space, could it be a permanent structure? Building Inspector Mumphery stated that if it meets all the criteria for a residence, get it designed by an engineer, and meet all the requirements of the International Residential Code. It was explained to Mr. Singleton that if he had a 900 sq foot home, he could have up to 1500 sq feet of storage added to it. Mr. Singleton requested that this be tabled for the 30 days until the next meeting, so he could redesign this.

Chairman Mitchell asked the board if there was a motion to table this request. Ken Partain made a motion to table, and it was seconded by J.C. Clark. The motion was carried unanimously.

Chairman Mitchell asked if there was anyone who wished to speak about this matter since it was tabled until the next meeting.

Steve Brod, who lives on Ray Road, came up to the podium. He stated he heard about this hearing last night and asked if this was going to be rezoned as commercial, and that he was worried about the traffic in the area. He was told by Chairman Mitchell that no, it was not, and that this board cannot do that, that it can only be done through the County Board of Commissioners. Chairman Mitchell asked if there was anyone else who wanted to speak. With none, Chairman Mitchell moved to the second hearing.

### **PUBLIC HEARING # 2**

Chairman Mitchell stated it is a request for a variance from Ronald Baggett to build a 12'x24', 288 sq ft open carport with a setback variance from 15' to 5', and to place it in the front yard.

### **MEETING**

Chairman Mitchell asked if Mr. Baggett would come to the podium and explain his request. Mr. Baggett explained that he wanted to place this carport in his front yard, where an oak tree is, so he could still have access to his back yard. He explained that if he had to keep it at the 15', he would not be able to access the back yard. Mr. Baggett explained to the board members that he has talked to his neighbor on the south side, and he does not have a problem with it.

Chairman Mitchell asked the board members if there were any further questions or if anyone from the audience wanted to speak on this. J.C. Clark asked what this was going to look like. He was told that a

picture of one similar was provided. Director Gourley stated it was on page #7 of his prepared book. Mr.

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Baggett also commented that it is a kit that comes out of Montezuma, and it will be open-faced. He told the board members that he has a double-car garage, in which he has an antique Oldsmobile, and this carport would be for his truck.

Chairman Mitchell asked the board members and audience if there were any further questions. No one replied. Chairman Mitchell closed the public portion of the hearing.

### **DISCUSSION and VOTE:**

Chairman Mitchel stated, I'll open the floor for motion. Vice-Chair Taylor 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. Ken Partain 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**

Chairman Mitchell stated it is a request for a variance from Aubrey Singleton for a setback variance from 15 ft to 8 ft to construct an addition to the residence for a bathroom.

### **MEETING**

Chairman Mitchell asked if Mr. Singleton would come back up to the podium and explain his request. He stated he wanted to add a master bathroom to side of the residence and the corner of the addition would be front corner would be about 10.5 ft from the property line. He further stated that the property line is not square to the house, and it is skewed, and the back side of the addition would be further away. He stated he has talked to his neighbor, Parks Jones, and he has no objection to this.

Vice-Chair Taylor asked if you could still walk around the back side, and Mr. Singleton replied yes, it is about 20 feet on the other side. Chairman Mitchell asked if it was adding to the existing septic system. Building Inspector Mumphery added that they are enlarging the floor space. Mr. Singleton stated they are taking out the old bathroom and making it into a closet. He further stated that the same number of fixtures would be in the house.

Chairman Mitchell asked the board members if there were any further questions. With none, Chairman Mitchell closed the public portion of the hearing.

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### DISCUSSION and VOTE:

Chairman Mitchel opened the floor for motion. Vice-Chair Taylor stated that he moves to approve this request based on the fact that it will not cause a substantial detriment to public good, will not be injurious to the use or enjoyment of the environment, or the immediate property in the vicinity. It will not diminish property values or impair the use or intent of the development Code. 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.

Chairman Mitchell stated that this concluded the public hearing portion of the meeting and moved to any new business.

### NEW BUSINESS

Chairman Mitchell gave the floor to Director Gourley. He stated that with the new year, we have the opportunity to either re-elect or elect the chairman and vice-chair. Director Gourley advised the board that he would leave it up to them on how they wanted to vote. Board Member J.C. Clark recommended leaving the chair and vice-chair the same. Ken Partain seconded the motion, and it was carried unanimously.

Before moving to any old business, Inspector Mumphery wanted to introduce Mr. and Mrs. Trussell, who were present at this public hearing. He explained that he has a hearing next month. Inspector Mumphery explained what he had going on. He explained that he had a parking pad that had no code requirements. He further stated that he had a pool built and a structure that was built close to the property line. Inspector Mumphery stated the building was not permitted and that he and this office were aware of this. Mr. Trussell explained what happened with the pool company and how they built or contracted it out to build. Mr. Trussell further stated that his neighbor is the one who complained about him. He stated that his neighbor has not even built a house on the property, and it is empty. He explained that if he moved the structure closer to the pool, it would be about a foot from the edge of it, and a safety risk. He essentially stated that, as it sits, there is room to get his 54' mower through the opening between the structure and his fence.

### OLD BUSINESS

Chairman Mitchell stated that he has some old business that he thought about the other day. He stated that several years ago, Joel Owens came to them to get a variance on a parking lot at Ponchos, and a variance was given for a certain amount of time, and they did not want to pave it if the business did not succeed. Vice Chair Taylor stated that it was the liquor store behind Striplings. Chairman Mitchell stated

that this needs to be researched and probably revisited at the next meeting. Chairman Mitchell was

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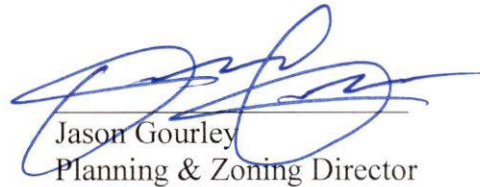
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advised by Inspector Mumphery and Director Gourley that it would be researched and placed on the agenda for the next meeting.

Chairman Mitchell stated that with no other business, he called for a motion to adjourn. J.C. Clark made the motion to adjourn, and Ken Partain seconded the motion. The meeting was adjourned by Chairman Mitchell.



Dale Mitchell  
Chairman



Jason Gourley  
Planning & Zoning Director