

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**February 16, 2021**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 15th day of December 2020 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Ray Cromer, J.C. Clark, Dale Mitchell, Wendy Peavy and Lucky Taylor. Also present, Crisp County Planning Director, Connie Youngblood and Building Inspector Jimmy Mumphery.  
Visitors present: Kenneth Long, William and Sonia Triplett.

Chairman Ray Cromer called the meeting to order.

**MINUTES**

Chairman asked for a motion on the December 15, 2020 minutes.

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

Mr. Cromer stated that this was the first meeting in 2021 and a chairman and vice chairman would have to be elected. Mr. Cromer stepped down as chairman and turned the meeting over to Ms. Youngblood to call for the required motions.

**Elect Chairman**

Ms. Youngblood asked for the floor to be open for the nomination of Chairman. Motion was made Lucky Taylor, with a second by Wendy Peavy to elect Ray Cromer as Chairman. Vote carried unanimously.

**Elect Vice Chairman**

Ms. Youngblood asked for the floor to be open for the nomination of Vice Chairman. Motion was made by J.C. Clark, with a second by Dale Mitchell to elect Wendy Peavy as Vice Chairman. Vote carried unanimously.

Mr. Cromer opened the Public Hearing and read aloud the criteria in which the board handles requests.

**PUBLIC HEARING**

Request from Carol Morris for a variance to reduce the required 50' front yard setback to 34' for the purpose of the location of a mobile home. The property is zoned RR (Rural Residential) and is located at 232 Big Curve Road. Ms. Morris was present and spoke on her own behalf. Ms. Morris told the board that she has been working on trying to get a place set up for a new home on her property. She stated that she went through the process of getting all of her permits and everything and had a soil scientist come out and inspect for a new septic tank, since hers had failed and based on where he told her, she had someone from Wilcox County come over and install the tank and once that was in she asked Ms. Youngblood where the new home would have to be. She stated that it would have to be 50' off of the curve and they measured from the ditch and at the power pole into the property, so they did that and they measured from the septic tank toward the same area and the

**Page 2**  
**ZBOA Minutes**  
**2/16/2021**

way it looked like where they were going to have to put the home and have enough room for it and whenever the people brought it she told them about the area she wanted. She provided the dealers with the permits and everything so they knew where everything was supposed to be. She said she had to leave before they put in on the property to take care of some things and where they brought it in, is where they dropped it. She said when Mr. Jimmy came out for the inspection, he said that it needed to be moved further away from the road and that is why she is here. She stated that the home was already set down and she just needs to know if she has to move it or can she leave it where it is. Mr. Cromer stated so that is the reason for the variance request. Ms. Morris replied yes. Mr. Mitchell asked if the home was in the r-o-w, Mr. Mumphery replied no, it is in the setback. Mr. Clark asked, so to keep from moving it you want it to be 34' instead of 50'. Mr. Mitchell asked if the new one was going to replace the one that is there. Ms. Morris replied yes and that they had had damage from Michael and she went through SBA for a loan to get a new home and that is why it has been so long in the making, trying to get everything set up. Mr. Taylor stated that ultimately the person that delivered the home put it in the wrong place. Ms. Morris replied that she did not actually tell the person that brought it and put it down, she actually called and told them and he said all we can do is just wait and see, so that is what she has been doing. Mr. Cromer asked did they sit the home down in the area you expressed. Ms. Morris stated that she told them about the area that she needed to have the home put. Mr. Cromer stated, so he put it where you told him to put it. Ms. Morris replied, basically, yes. Mr. Cromer said so as it has turned out it is in the setback. Ms. Morris replied yes. Mr. Cromer asked if there were other questions or comments. Mr. Clark asked Mr. Mumhery if leaving it in this location was going to cause a problem with the county. Mr. Mumphery replied, that it shouldn't, and does not see the county widening the road anytime soon. Ms. Youngblood stated that Carl Gamble sent a letter in reference to the request. At this time, Mr. Cromer asked if there were any further questions or comments. There were none.

**MEETING**

After discussion, Mr. Cromer asked for a motion. A motion was made by Wendy Peavy to approve the request, seconded by J.C. Clark to reduce the required 50' front yard setback to 34'. Property is located at 232 Big Curve Road and is zoned RR (Rural Residential). Carried unanimously 4-0.

**PUBLIC HEARING**

Request from Jack Hartman for a variance to locate a 30x50 (1500 sq. ft.) enclosed metal building in the front yard in front of the principle structure for the purpose of a personal storage building. The property is zoned RS2 (Single Family Residential) and is located at 180 S. Cedar Creek Road.

Ms. Youngblood told the board that Mr. Hartman's builder, Mr. Westbrook was present and Mr. Hartman was not aware that he needed to be present, but he could be here by 9:20, Ms. Youngblood told the board that she would leave it up to them to proceed or to wait on Mr. Hartman. Mr. Clark asked if Mr. Westbrook knows about the request. Ms. Youngblood replied yes, but there may be questions the board has for him that Mr. Westbrook can't answer. Mr. Mitchell asked how did the proposed building relate size wise to the residential structure. Ms. Youngblood, replied that it met the 50% rule of the square footage of the main dwelling. The board made the decision to wait until Mr. Hartman arrived to begin. Mr. Cromer called the meeting to order.

**Page 3**  
**ZBOA Minutes**  
**2/16/2021**

Mr. Hartman told the board that he had never done this before, he told the board he wanted a building to put his boat, trailers and golf cart in, so he can get things out of his yard and in a building. Mr. Cromer asked Mr. Hartman if it was where the clay pads were and if it was already poured. Mr. Hartman replied that the clay pad is there, but they have not poured anything, but that is where he wants to put it, right behind his neighbor's building. He stated he wants to put it there to keep from taking out some big trees and it's half-way between his house and the road. Ms. Peavy asked how long had the boards been up. Mr. Hartman replied 2-3 weeks. Mr. Mitchell asked Mr. Hartman if he had talked with the building department about permits and so forth before starting. Mr. Hartman replied no sir, he was going to be honest with him and that Mr. Westbrook was supposed to be doing all of that for him and he didn't realize he needed to be doing this. He stated that Mr. Westbrook said they told him he could continue doing what he was doing until today. Mr. Mumphery and Ms. Youngblood both stated that the Planning Department had not told him that, and that Mr. Mumphery had told him to stop working on it. Mr. Westbrook stated that he had gone out there and put the forms up and when he had talked to them trying to find out what the setbacks were, he did not realize that he had to go through the procedure and as soon as he found out they had to have this meeting they stopped working. Mr. Mitchell told Mr. Hartman that he understood from a letter the board received, that his neighbor had requested that you move the building sort of behind his building. Mr. Hartman replied that he did call, and again his building his right behind his building on the side of his house, so he is confused as to why he thinks he needs to move his. Mr. Mitchell stated that he looked back there and saw 2 buildings more to the north. Mr. Hartman replied that his building is pretty much in the middle and again, he was trying not to take up any big trees, but if he needed to do that, he will. He stated that he thought he was putting it behind Mr. Johnson's buildings and it is on the side of his house, not in the front or back. Mr. Cromer asked if the Johnson's wanted to speak on the request. Mr. Johnson stated that his concern is when he exits his garage he will be staring at the back of a 50' building, and he thinks it could even devalue his property. He stated that he had a bout with COVID and was in the hospital for 5 days and did not do a lot of stirring for a day or two and then he could see some new construction that wasn't there before he went in the hospital. He stated the perimeter boards had been up and fill dirt had been added and he was not sure what was going to be there, he stated that he feels like his view of nature would now be the back of a 50' long building, 120' away. He stated he called Ms. Hartman and asked her about the possibility of moving the building. She said she would have Mr. Hartman call him back. Ms. Hartman called back in about an hour later and said that her husband had said he had a signed contract on the building and it can't be moved. He stated he tried to explain his thoughts on the location and felt like it would be better behind his building and if that location didn't work out, a better location would be to move it south, to where it would be behind another existing building he has down there, a 24x24 building that he uses for storage, and that way the new building would mostly be hidden behind his building and would make for better aesthetics for him. Mr. Mitchell asked Mr. Johnson if he had no more objection to it other than seeing it when he walks out his garage/side door. Mr. Johnson replied that was his objection and feels like it will be an eyesore and if he was interested in selling his property, he feels like it would be undesirable. Mr. Cromer asked with all due respect, how does your neighbor feel about looking at your building from the back, wouldn't it be the same. He stated that his building was well beyond that and his building was a good ways away from his house. Mr. Cromer stated he understood that, but still the visibility is there when he comes out of his house and sees the back of your garage. Mr. Johnson stated there is a wooded area between my buildings. Mr. Cromer stated so, Mr. Johnson wants the woods and Mr. Hartman wants the trees and is there enough foliage and landscaping to create a blind to minimize the effect.

**Page 4**  
**ZBOA Minutes**  
**2/16/2021**

Mr. Hartman stated that his wife told Mr. Johnson that they would plant whatever he wanted back there behind the building and they are also going to use earth tone colors and will be very much like the house, dark green to blend in. Mr. Johnson replied that Ms. Hartman offered to plant some trees behind the building but they won't be big enough in my lifetime to hide the building. Mr. Taylor asked, what if you put up a privacy fence to block the view. Mr. Hartman replied that he would do whatever they tell him to do. Mr. Taylor asked Mr. Johnson would his preference be the privacy fence or foliage. Mr. Johnson stated that it would need to be a fence like someone put up down the road from them. Mr. Taylor stated that he was not talking about a fence for the entire property line, just talking about the length of the building, would that satisfy him. Mr. Johnson stated that it would satisfy him to cover the length of the building. Mr. Taylor asked Mr. Hartman how he felt about that. He replied that he would do whatever they say. Mr. Taylor asked, but how do you feel about it. Mr. Hartman replied that he did not think it was right, he gets up everyday to go up his driveway and looks at the back of both of his buildings, there is not enough woods there to hide them, but they are his buildings and again, I thought I was putting mine behind his to help keep it all contained in one area and if he has to move it, he will have to take up some great big trees that he does not want to take out. Mr. Johnson stated that the new building is in between his buildings. Mr. Taylor stated he was not saying this to be unkind, but it is Mr. Hartman's property and everybody has to put them in front of their house in order to have any kind of storage building. Mr. Taylor stated they are trying to find some middle ground to satisfy as much as they can. Mr. Johnson stated his preference would be that his building be located directly behind his 60' building. Mr. Cromer stated that it sounds like there is still room for compromise in terms of foliage and plants. Ms. Peavy stated there are fast growing evergreens that can be placed in the back of his building that would grow fairly quickly. Mr. Johnson stated that his building would be 10-12' high. Mr. Clark asked if Mr. Hartman was in his required setbacks. Mr. Mumphery replied yes. Mr. Clark stated that if he was within his setbacks, that it is his property and knows he wants to get along with his neighbor, and it is hard to put a building in that area because of the way the land is. Mr. Cromer stated that it looks like the neighbors want to work together, and it sounds like that is doable to the request. At this time, Mr. Cromer asked if there were any other comments or questions. There were none.

**MEETING**

After discussion, Mr. Cromer asked for a motion on the request. A motion was made by Lucky Taylor to approve the request with either a privacy fence or foliage between the back of his building and the property line. Wendy Peavy denied the motion, she stated that she did not feel he should have to put up a fence. Mr. Taylor withdrew his motion and made a second motion to approve the variance request with foliage between the property line and the building, with a second by Wendy Peavy. Mr. Cromer asked if there were further discussion on the motion, there were none. Mr. Cromer asked all in favor signify by saying I or opposed. Dale Mitchell and J.C. Clark opposed. Mr. Cromer voted to approve the request as stated. Vote carried 3-2.

**Page 5**  
**ZBOA Minutes**  
**February 16, 2021**

**NEW BUSINESS**

Ms. Youngblood told the board there are 4 hearings scheduled for March.

**OLD BUSINESS**

None.

**Adjourn**

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Ray Cromer  
Chairman

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Connie Youngblood  
Secretary