

MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
MEETING
March 17, 2020

The Crisp County Zoning Board of Appeals met at a regular meeting on the 17th day of March 2020 at 9:00 a.m. in the Crisp County Government Center. The following members were present: Dale Mitchell, J.C. Clark, Ray Cromer, Lucky Taylor and Wendy Peavy. Also present, Planning Director Connie Youngblood and Building Inspector Jimmy Mumphery.

Visitors: Joe & Lajuanna Brown, Cindy Joyner, Sheila Knight, Chan & Angie Chandler.

Chairman Ray Cromer called the meeting to order.

MINUTES

Chairman asked for a motion on the February 18, 2020 minutes.

VOTE: Motion was made by Dale Mitchell with a second by J.C. Clark to **approve** the minutes of the February 18, 2020 meeting with amendment. Carried unanimously 4-0.

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

PUBLIC HEARING

Request from Joseph & Lajuanna Brown for a variance to reduce the required 35' front yard setback to 25' for the purpose of locating a 24x24 (576 sq. ft.) open carport at 180 Old Blackshear Road. Property is zoned RS2 (Single Family Residential.)

Mr. & Mrs. Brown were present and spoke on behalf of the request. Ms. Brown told the board that they would like to locate a 24x24 open carport on their property and need the variance to place it where they would like it to be. Mr. Mitchell stated because they have a corner lot, it is required they have (2) 35' front setbacks on the front and side. Mr. Clark asked if it was going to be like the picture they have. Ms. Brown stated that it would be similar to that. Ms. Peavy asked if they would be parking to the right of the existing garage or to the front of Old Blackshear Road or on the back. Ms. Brown replied on the back. Mr. Brown stated the driveway comes in off of Brennan Court so the placement will allow them to drive right off of Brennan Court to the carport, and it will just be an open carport with a roof and posts, they want it to look nice. Mr. Cromer asked if there had been comments from the general public about this request and were there any issues with the county. Ms. Youngblood replied no. At this time Mr. Cromer asked if there were any further questions or comments. There were none, he then stated this concludes the public portion of the hearing.

MEETING

After discussion, the chairman asked for a motion.

VOTE: A motion was made by J.C. Clark with a second by Dale Mitchell to **approve** the requested variance to reduce the required 35' front yard setback to 25' for the purpose of locating a 24x24 open carport. Carried unanimously 4.0. Property is zoned RS2 (Single Family Residential) and is located at 180 Old Blackshear Road.

PUBLIC HEARING

Request from Cindy Joyner for the following variances 1) locate a 10x16 accessory building in the front yard and; 2) variance to reduce the required 15' side yard setback to 11'. Property zoned RS2 (Single Family Residential) and is located at 135 N. Cedar Creek Drive.

Ms. Joyner was present and spoke on behalf of the request. Ms. Joyner told the board that she would like to place the accessory building in the front yard on an existing pad off of her carport. Mr. Clark asked if it was going to be removable. Ms. Joyner replied yes. Mr. Clark asked if she had authorization from the home owner, Ms. Joyner replied yes. Mr. Mitchell stated that actually the building was already there. Mr. Mitchell asked if the adjacent property owners had any objection to the request. Ms. Joyner replied no. Mr. Cromer asked if the county had a problem with it. Ms. Youngblood replied no. Mr. Cromer asked if there were other comments, there were none. At this time Mr. Cromer stated this concludes the public portion of the hearing.

MEETING

After discussion, the chairman asked for a motion.

VOTE: A motion was made by Dale Mitchell, with a second by Wendy Peavy to **approve** the variance request to locate a 10x16 accessory building in the front yard and also **approve** the variance to reduce the required 15' side yard setback to 11'. Carried unanimously 4-0. Property is zoned RS2 (Single Family Residential) and located at 135 N. Cedar Creek Road.

PUBLIC HEARING

Request from J.E. Knight Electric, Inc. for the following variances: 1) variance to locate a 24x20 (480 sq. ft.) enclosed accessory building with a 240 sq. ft. lean to on each side in the front yard (south side); 2) variance to reduce the required 15' side yard property line setback to 10' (south side) for the above accessory building; 3) variance to reduce the required 15' side yard property line setback to 7' on the north side for the purpose of constructing a 24x26 (624 sq. ft.) enclosed garage. Property is zoned RS2 (Single Family Residential) and is located at 496 Lakeshore Way.

Ms. Knight was present and spoke on behalf of the request. Ms. Knight told the board that she would like to put the enclosed accessory building with the 2 lean to be on the left side of their existing driveway, and it would be used for storing their trailers under. Ms. Knight stated they were asking for a 10' setback but they can make it work with the required 15', she said she did not realize it was required to be 15'. She told the board that she would like to place it off the existing driveway a little bit more, but would be fine with 15'.

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Ms. Knight stated the 3rd request is for a future garage down by the house, they do not have any covered parking so that is why they are asking for that, and at this point she does not know if it will be open or enclosed, really depends on money. She stated they had already torn out a lot of bushes and did not realize they had to go through this process. Mr. Taylor asked if she was planning on putting utilities on both of the buildings. Ms. Knight replied yes, they would need minimal electric with a couple of outlets and would have electric doors for the garage. She stated that the buildings will match the existing house. Mr. Clark asked if there was a difference in open and closed. Ms. Youngblood replied that it was posted as enclosed, so it will be covered either way, if approved. Mr. Mitchell asked if there were any comments from the neighbors. William and Angie Chandler were present and stated that their driveway is right next to their fence and they were under the impression after speaking with Don Knight, that it would be 15' from the property line and that is what they were hoping it would be, then when they received the letter it stated 10'. Ms. Knight stated that her husband was not there when she met with the contractor, so they just put 10' on there to see if they could get that, but she is fine with what it is. Mr. Chandler stated that if the code is 15' that is what they would like for it to be. Mr. Clark asked Ms. Knight if she was ok with the 15', she stated they could make it work. Ms. Knight said she didn't think anyone had a problem with the request on the north side and it would be right by their house. Mr. Cromer asked Ms. Knight if the #2 request to reduce from 15' to 10' is null and void at the point. Ms. Knight replied yes. Mrs. Knight stated that on the 3rd request for the second building, which will be right by their house, she doesn't think anyone has any opposition to that request. She stated this is on the opposite of their house from the first building, which is on the north side. Mr. Cromer stated that at this point the official requests now before the board are #1 and #3. At this time, Mr. Cromer asked if there were any further questions or comments. There were none. At this time Mr. Cromer stated this concludes the public portion of the hearing.

MEETING

After discussion, the chairman asked for a motion.

VOTE: A motion was made by Dale Mitchell, with a second by Wendy Peavy to remove the requested 15' side yard setback to 10', and to maintain the required 15', and **approve** the request to locate a 24x20 (480 sq. ft.) enclosed accessory building with a 240 sq. ft. open lean-to on each side on the south side property line. The board also voted to **approve** the request to reduce the required 15' side yard property line setback to 7' for the purpose of constructing a 24x26 (624 sq. ft.) enclosed/open garage on the north side. Carried unanimously 4-0. Property is zoned RS2 (Single Family Residential) and is located at 496 Lakeshore Way.

NEW BUSINESS

Two applications have been filed for the April meeting.

OLD BUSINESS

None.

Ray Cromer
Chairman

Connie Youngblood
Secretary/Planning Director

