

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**May 18, 2021**

The Crisp County Zoning Board of Appeals met at a regular meeting on the 18th day of May, 2021 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: Ken Long.

Chairman Ray Cromer called the meeting to order.

**MINUTES**

Chairman asked for a motion on the minutes of March 16, 2021 and called meeting of March 25, 2021. A motion to approve the minutes was made by J.C. Clark with a second by Dale Mitchell. Motion carried 4-0 unanimously.

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

**PUBLIC HEARING**

Request from Kenneth Long for the following variances: 1) to reduce the east side yard property line setback from the required 15' to 1' for the purpose of constructing a 10x15 (150 sq. ft.) open carport; 2) variance to reduce the required east side property line setback from the required 15' to 1' for the purpose of constructing a 20x16 (320 sq. ft.) open cook shed. Property is located at 410 Scenic Route and is zoned RS2 (Single Family Residential).

Mr. Long spoke on behalf of the request. He told the board that he wanted a cook shed for their grill so they would not have to keep grilling on the dock and he needed the covered carport for his lawnmower and golf cart, he has covers on them now and it is aggravating to remove the covers every time he wants to use them. He stated it would be an open carport connected to his house. He told the board that he doesn't want to dump any water on his neighbor, so he is going to put a gutter on the back of the cook shed and run it off into the lake. He stated his neighbor was a good friend of his and he doesn't care if he does it.

Mr. Mitchell told Mr. Long that the board received some comments from the neighbors, and the adjacent neighbor does not think the fence is on the line. Mr. Long stated the lot goes at an angle and he did not have a recent survey of the property. Mr. Long stated that several years ago the property next door was surveyed and some posts were put up and when he put the fence up he followed the line of the posts.

Mr. Cromer asked how high the roof of the cook shed was going to be. Mr. Long replied 10', with a slab and 6 posts and the back side of the wall is solid.

Mr. Mitchell said that in giving some consideration to the neighbors, have you considered putting it on the

other side of the lot, seems you have more room on that side. Mr. Long said he did not want it on that side.

Mr. Taylor asked why the cook shed needed to go that close to the property line. He stated so it would not be in the middle of his back yard and his neighbor didn't care. Mr. Taylor stated that he has some reservations about it being that close to the property line and they have some letters from people in the neighborhood that have a problem with it. Mr. Long stated that no one should be concerned about it but him and his neighbor. Mr. Cromer stated the board received 2 letters, one from the Hendrix and the neighbor on the other side of him, Ashlee Wood. Mr. Long stated that he talked with Mr. Hendrix yesterday and he did not have a problem with it. Mr. Taylor asked Mr. Long how much was he willing to compromise. Mr. Long said he really wants the 1' but he could go 2'. Mr. Taylor asked Mr. Long what his feelings were at 5' and 10' away from the line. Mr. Long stated that would put it in the middle of his back yard for no reason. Mr. Taylor stated they were trying to find a compromise and that is not always easy.

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 on the 1<sup>st</sup>) request. A motion was made by Dale Mitchell, with a second by Lucky Taylor to approve the variance to reduce the required 15' side yard setback to 1' for the purpose of constructing a 10x15 sq. ft. open carport. Vote carried 3-0 (chairman voting) with J.C. Clark and Wendy Peavy opposing.

Mr. Cromer asked for a motion on the 2<sup>nd</sup>) request. A motion was made by Dale Mitchell to deny the request as written, and approve a variance to reduce the required 15' side yard property line setback to 10' for a 20x16 (open cook shed) with a second by Wendy Peavy. Vote carried 4-0 unanimously. Property located at 410 Scenic Route and is zoned RS2 (Single Family Residential).


### New Business

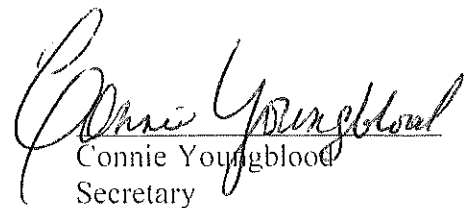
Ms. Youngblood told the members a request has been made by Keith Christmas for the June meeting.

### Old Business

None.

### Adjourn

  
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Ray Cromer  
Chairman

  
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Connie Youngblood  
Secretary