

**MINUTES**  
**CRISP COUNTY ZONING BOARD OF APPEALS**  
**MEETING**  
**October 20, 2020**

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

Chairman Ray Cromer called the meeting to order.

**MINUTES**

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

**VOTE:** Motion was made by J.C. Clark with a second by Lucky Taylor to **approve** the minutes of the September 15, 2020 meeting. 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 Martha Hall for a variance to reduce the required 15' side yard property line setback to 8' on the west side for the purpose of relocating a 20x20 open carport and construct a 552 square foot open deck. The property is zoned RS2 (Single Family Residential) and is located at 670 Cork Ferry Road.

Ms. Hall was not present for the hearing. Mr. Taylor asked if there were comments from the ones here on this request. Mr. Fresh, adjacent neighbor stated that he wanted to know how high the deck was going to be.

It was the consensus of the Board to table the request until next month. A motion was made by Wendy Peavy with a second by Lucky Taylor to **table** the request until the next meeting. Carried unanimously, 4-0.

**PUBLIC HEARING**

Requests from Michael & Jessica Pearce for the following variances: 1) variance to locate a 30x48 (1440 sq. ft.) open pole barn prior to or in lieu of a principal use on the property; 2) variance to reduce the required 15' rear property line setback to 8'. The property is zoned RS2 (Single Family Residential) and is located at 459 Lakeshore Drive.

Mr. Pearce was present and spoke on his own behalf. Mr. Pearce told the board that his land is separated out as you can see from the plat. Mr. Pearce told the board that the 1 acre lot is the flattest land he has and it will keep him from having to put the barn on a significant slope and that is why it wants to place it there. He stated during this process he found out that the 1 acre lot was unbuildable because it doesn't have road frontage and the reason he is asking for the

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variance for the pole barn is because the property is surveyed out from his original lot. He stated that the 8' variance would allow him room to be able to get in and out with whatever he is going to put in it. He stated he has fruit trees planted and would like to have enough room to back trailers in and out. Mr. Cromer asked if the large lot with the house on it was his also. Mr. Pearce replied yes, and that this property is contiguous to that parcel. Mr. Pearce showed the board members a hand sketch of his proposal. Mr. Cromer asked if the well that is on this property services your house. Mr. Pearce replied no and at one time it served several houses as a community well when Mr. Hurt owned the property, since then those houses have all gone away and people have purchased the lots and built houses on them and the well remains on his property and is inactive at this moment. He stated there is power at the location where he wants to build the pole barn. Mr. Cromer asked if the neighbors had any issues with the request. Mr. Pearce stated that everyone he has talked to has no issues with the 8' or wherever he wanted to put the building was fine with them. At this time Mr. Cromer asked if there were any other comments to the request. There were none. Mr. Cromer concluded the public portion of the hearing.

**MEETING**

After discussion, the chairman asked for a motion.

**VOTE:** A motion was made by Lucky Taylor, seconded by J.C. Clark to **approve** the variance request to locate a 30x48 open pole barn prior to or in lieu of a principal use on the property; and to also allow a variance to reduce the required 15' rear setback to 8'. The property is zoned RS2 (single family residential) and is located adjacent to 459 Lakeshore Drive. Carried unanimously 4-0.

**PUBLIC HEARING**

Request from Ryan Burns to **amend** the previously approved location of a 30x50 (1500 sq. ft.) storage building in front of the principle dwelling an additional 50' further south. The amendment is requested because of the topography of the land. The property is zoned RS2 (Single Family Residential) and is located at 130 S. Cedar Creek Road.

Mr. Burns was present and spoke on behalf of the request. Mr. Burns told the board that since there was a lot of contingent at the last meeting we felt it best to re-advertise. Mr. Burns told the board that once he had been approved at the June meeting, he proceeded to order the building and once the contractor came out he discovered that the drop from the left side of the building to the right side would require an 8 ½' stem wall, making the access to the far right, virtually vertical and additionally it would raise the height of the storage building an additional 9' and by moving it 50' further towards the road there is still over 160' from the road to the closest point of the building, so again, I came in and talked with Connie and Jimmy because of the contingent that we had and he did not want there to be any problems now that he does have the building ordered and he wanted to be on the up and up. Mr. Mitchell stated that he remembered the neighbor to the west was concerned about the building being so close to his front door as it would have been and asked if he had said anything about the move. Mr. Burns said his neighbor to the west, his contingent was lengthy such as work hours and will this building be nice, he hasn't illustrated any concerns related to this request and by his absence assumes he has no problem. Mr. Mitchell stated that by looking at the new proposed site, seems like you are getting further away from him. Mr. Taylor said so you will be 160' from the road. Mr. Burns replied yes. Mr. Mitchell stated that by looking at it from the proposed site to his house, it was a pretty good ways and thinks he should have fewer concerns about this all night work he thought you were going to do. Mr. Taylor asked if he was still planning on having the vegetative screen. Mr. Burns stated after the last meeting, he had tried to work it out in the hallway with the lady that was concerned about the type tree he was going to plant and it dying, it

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stated he was completely confused about what vegetation requirements that they wanted to satisfy their issue. Mr. Mitchell asked where she lives in relation to you. Ms. Peavy stated that she was way down from him. Mr. Taylor stated that he would rephrase his question, do you still plan any type of vegetative screen around it, your choice, your property. Mr. Burns replied that he would prefer not to, the building matches the house, but if it is a point for approval, he will do whatever. Mr. Taylor replied that he was bringing it up because it was a portion of the last vote. Mr. Mitchell stated that he felt like the screen was for the gentleman west of him that was concerned about the noise, and now that you are further away he didn't see a problem. Mr. Cromer replied that no one was here opposing it. Mr. Burns stated that he had talked to the neighbors to the east and does not have a problem, the guy to the west is the one with the issue and he is not present. Mr. Cromer asked if the county had any issues with the request. Ms. Youngblood replied no. At this time, Mr. Cromer asked if there were any further comments. There were none. At this time, he concluded the public portion of the hearing.

**MEETING**

After discussion, the chairman asked for a motion.

**VOTE:** A motion was made by Dale Mitchell, seconded by J.C. Clark to **approve** the request to amend the previously approved location of the storage building in front of the principle dwelling an additional 50' further south (towards the road) and to remove the requirement for the vegetative screen. Mr. Cromer asked for all who were in favor. The vote carried 4-0 unanimously.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

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Ray Cromer  
Chairman

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Connie Youngblood  
Secretary/Planning Director

