



## **CRAWFORD COUNTY PLANNING AND ZONING**

**PO BOX 1054**

**ROBERTA, GA. 31078**

TEL: 836-3199 FAX: 836-9473

### **Roberta/Crawford County Planning and Zoning Board Meeting**

**Meeting Date:** June 18, 2015

Chairman Suggs called the meeting to order at 7:00 P.M.

**The following members were present:** Mr. Darren Suggs, Mr. Clarence Harris, Mr. Richard Joyner, and Mr. Wincel Thaxton.

**Invocation given by:** Mr. Wincel Thaxton

**Approval of Agenda:** The agenda for June 18, 2015 was presented. Mr. Suggs asked if there were any additions, deletions, or corrections to the agenda as presented. Mr. Thaxton entered a motion to approve the agenda. Mr. Joyner seconded the motion and the motion carried 4-0.

**Previous minutes:** Minutes from May 21, 2015 were read. Mr. Suggs asked if there were any additions, deletions or corrections to the minutes as read. Mr. Joyner entered a motion to approve the minutes as read. Mr. Thaxton seconded the motion and the motion carried 4-0.


**First on the agenda:** Mr. Leighton Cooley of Cooley Farms, LLC. has requested the Planning and Zoning Board to allow a variance for a setback of 143.3 feet which is less than the 300 feet required by the Crawford County Land Development Resolution. The property is located in Land Lots 65, 96, 97, and 176 of the 2<sup>nd</sup> and 7<sup>th</sup> Land Districts, as shown on Tax Map C070, Parcel 002; and recorded in Plat Book 14, Page 557; and Deed Book 315, Page 317. Mr. Cooley presented the board with maps showing dimensions to property lines from the proposed poultry houses. A setback easement has been proposed. There is one letter of opposition. Speaking in opposition were Mr. Stone, Mr. John Howard, Mr. Steve Hendricks, Mrs. Barbara Hendricks and Mrs. Trenesia Stubbs on topics ranging from odors and pests to potential health problems to

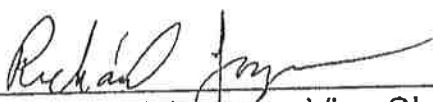
low property values. Rebuttal was presented by Mr. Larry and Leighton Cooley. Mr. Suggs asked for a motion to approve or deny the variance. Mr. Thaxton entered a motion to approve the variance. Mr. Joyner seconded the motion and the motion carried 4-0.

**Second on the agenda:** Mrs. Stephanie Dixon has requested the Planning and Zoning Board for a variance to allow a 1.04 acre lot to be used as a building site. The Crawford County Land Development Resolution requires a minimum lot size of 1 ½ acres, if served by a septic tank/drain field system lying south of U.S. Hwy 80 on the east side of U.S. Hwy 341. The property is located at 51 Ann Drive in Land Lot 128 of the 3<sup>rd</sup> Land District, as shown on Tax Map C109A, Parcel 003; and recorded in Plat Book 4, Page 39; and Deed Book 179, Page 198. County water is available and the septic system has been upgraded 2006-7. Mrs. Beverly Davis (potential buyer) is proposing a 1000-1200 sq. ft house. There are no letters of opposition. Mr. Suggs asked for a motion to approve or deny the variance. Mr. Joyner entered a motion to approve the variance. Mr. Thaxton seconded the motion and the motion carried 4-0.

**Adjournment:** There being no further business, Mr. Suggs asked for a motion to adjourn the meeting. Mr. Joyner entered a motion to adjourn the meeting. Mr. Thaxton seconded the motion and the motion carried 4-0. The meeting was adjourned at 8:34 P.M.

\_\_\_\_\_  
Frank E. Miller-Zoning Administrator

  
\_\_\_\_\_  
Mr. Darren Suggs Chairman

  
\_\_\_\_\_  
Mr. Richard Joyner Vice Chairman

\_\_\_\_\_  
Mr. Clarence Harris Member

\_\_\_\_\_  
Mr. Nedam Walker Member

  
\_\_\_\_\_  
Mr. Wincel Thaxton Member

  
\_\_\_\_\_  
Mr. Jarred Mattox Member