

MINUTES
Unified Land Management
Board of Appeals
February 24, 2004
4:30 p.m.

Members Present: Gerald Lawson, Chairman
Kyle Atkins
Ray Morris
Kerry O'Brien
Ronnie Culbreth
Jerry Noe
Craig Sims

Members Absent: Jackie Moss
Roy Pinckney

Staff Present: Emory Price Joan Holliday
Laurie Horton Albert Lee
Debbie Braddock (Transcriptionist)

1. Call To Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes of December 16, 2003

The minutes of the December 16, 2003, meeting, were reviewed. Kyle Atkins made a motion to approve the minutes as prepared. Ray Morris seconded the motion and the vote carried unanimously.

3. **Old Business**

None

4. **New Business**

Gerald Lawson, Chairman, opened the public hearing for Amanda Coggins variance request.

Amanda Coggins – Albert Lee, County Land Use Inspector, was sworn in. He informed the Board that Miss Amanda Coggins of 152 Coggins Drive is asking for a variance from the Unified Land Management Ordinance Article 2.02-1 Dimensional Standards Table 3 Setbacks. Table 3 states that a manufactured home is required to have road frontage on an all-weather or paved public or privately maintained road built to at least the county standards other than 2.05-3 Private Road Developments. Miss Coggins has an easement by which she accesses her property.

Miss Coggins has purchased a mobile home as a replacement. The old mobile home has been removed from the site for four or five years. The Ordinance Section 4.06-8 states, “If a use which was in existence and occupied on the date of the enactment is discontinued for a period of six months or more, it must comply with the Ordinance as much as it is physically possible.”

Joan Holliday informed the Board the plat was recorded and approved by the Planning Department prior to the Unified Land Management Ordinance being adopted.

There was no one else to speak on the matter, so Gerald Lawson closed the public hearing.

Craig Sims made a motion to grant the variance as requested based on the four criteria that must be met in order to grant a variance; first, they determined there were exceptional and extraordinary conditions pertaining to the piece of property; and secondly, these conditions do not generally apply to the other property in the area; and third; because of these conditions, the application of the Ordinance to this particular piece of

property would effectively prohibit or unreasonably restrict the utilization of the property; and finally, the granting of the variance would not cause substantial detriment to the adjacent properties. Kyle Atkins and Ronnie Culbreth seconded the motion and the vote carried unanimously.

Jeannie's Towing & Wrecker Service – Albert Lee, County Land Use Inspector, was sworn in. He first presented a letter from an attorney representing the neighbors to the proposed location for Starnes Impound Lot. He then informed the Board that Ms. Starnes is proposing to open an Impound Lot at 2000 Cross Anchor Road in Woodruff. A variance is needed because the Ordinance requires all impound lots to be located in areas characterized by light, medium or heavy “Industrial Use Areas”. This site does not meet those requirements.

There was a great deal of discussion among the Board members, staff, and interested parties, including Matthew Cox, an attorney for Joseph Hudson. After learning of certain deed restrictions and their expiration, the Board decided to table the matter until the April 27, 2004 meeting awaiting the expiration of the deed restrictions on the property in question, with the understanding that the property would be posted anew, the neighboring property owners would be renotified, and the legal advertisement would run in the paper once again. Craig Sims made a motion to table the matter.

5. Other Business

None

6. Adjourn

There being no other business, Kyle Atkins made a motion to adjourn and Jerry Noe seconded the motion. The vote was unanimous and the meeting was adjourned.

Respectfully submitted.

Anita Weir
Administrative Secretary