

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

Pursuant to the Freedom of Information Act, notice of this meeting date, time, place, and agenda was posted on the bulletin board at the entrance of the County Administration Building and mailed to the newspapers, radio stations, television stations and concerned citizens.

Members Present: Gerald Lawson, Chairman
Ray Morris
Kerry O'Brien
Ronnie Culbreth
Jerry Noe
Craig Sims
Jackie Moss
Roy Pinckney

Members Absent: Kyle Atkins

Staff Present: Joan Holliday
Laurie Horton
Anita Weir
Debbie Braddock (Transcriptionist)

1. Call To Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes of February 24, 2004

The minutes of the February 24, 2004, meeting, were reviewed. Craig Sims made a motion to approve the minutes as prepared. Kerry O'Brien seconded the motion and the vote carried unanimously.

3. Old Business

None

4. New Business

Gerald Lawson, Chairman, opened the public hearing for Holly Springs Baptist Church's variance request.

Holly Springs Baptist Church – Laurie Horton, Inspector for the County, informed the Board that Edwards Construction had obtained a building permit to construct an addition to the Holly Springs Baptist Church gymnasium in 1999. The addition was never started. The permit expired after six months and construction had not begun. When the site inspection was made in 1999 the abutting street was considered a minor street; therefore, the setback requirement was 30 feet from the road right-of-way. The road right-of-way is ditch to ditch.

Hannon Road is currently classified as a collector road, making the setback requirement 40 feet from the road right-of-way. Since there is no designated right-of-way Table 3 requires that we assume a right-of-way of 25 feet from the centerline and measure the required setback from that point. This would make the setback 65 feet from the centerline of Hannon Road. The proposed addition is approximately 45 feet from the center of the road. The church is currently petitioning to have Hannon Road closed. She added she was not aware how far along the church is on closing Hannon Road.

The public hearing was opened to receive information.

Brian Evans, Edwards Construction Representative, stated it was his understanding the road closing was approximately three months from completion. He also informed the Board the existing gymnasium was closer to the road right-of-way, on one corner, than the proposed addition. The only structure accessed by the portion of the road being closed is a house that is being used as the church office.

No one else was present to address the Board so the public hearing was closed.

Jerry Noe made a motion to grant the variance as requested. Craig Sims seconded the motion and the vote carried unanimously.

5. Other Business

None

6. Adjourn

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

Respectfully submitted.

Anita Weir
Administrative Secretary
Planning Department Staff