

MINUTES
Unified Land Management
Board of Appeals
June 22, 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 sent to the newspaper and to those who have requested it.

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

Staff Present: Joan Holliday
Albert Lee
(Transcriptionist from Freelance)

1. Call To Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes of May 25, 2004

The minutes of the May 25, 2004, meeting, were reviewed. Roy Pinckney made a motion to approve the minutes as prepared. Ronnie Culbreth seconded the motion and the vote carried unanimously.

3. New Business

Glendale Fire Department Station 1 - Albert Lee, Land Use Inspector for Spartanburg County, was sworn in. He presented the facts, along with pictures of the site, to the Board. He explained that Mr. Robert Miller, a member of the Glendale Fire Department's Board of Commissioners, is representing the Glendale Fire Department Station 1 in seeking a Variance

from the Unified Land Management Ordinance Section 2.02-02 Bufferyards. This existing Fire Department is located at 215 Church Street, Glendale. The Glendale Fire Department is proposing to construct a 16' x 90' addition to the rear their existing building. There are single family residents, as well as a church at the rear of the property. When an industrial or commercial use expands in the direction of an existing adjacent land use, the Ordinance calls for Table 4 to be followed. In this case, a Class 5 buffer at the rear of property is required. The Fire Department is requesting that the Board of Appeals waive the bufferyard at the rear of the property.

The Board asked Mr. Lee to clarify which is the rear property line and what surrounds the property. Mr. Lee went forward and did so.

Mr. Robert Miller was sworn in. He explained that the addition onto the fire station would not impact the neighbors at all. He explained that he wished to use the taxpayers' money wisely. Since there will be no impact, he asked that the buffer be waived.

There was no one else to speak on the matter. Mr. Lawson closed the public comment portion of the meeting and opened the floor for discussion among the Board Members.

Jerry Noe asked how this item got on the agenda. Mr. Lee explained that the Ordinance has a requirement that an expanding use must meet the bufferyard requirement in the direction in which it expands. It was pointed out that there were no traffic circulation problems on the property.

Craig Sims pointed out that there was no one present who opposed the variance. There is no negative impact determined from the discussion. He, therefore, made a motion to grant the variance as requested. Jackie Moss seconded the motion. The vote was unanimous.

Glendale Fire Department Station 2 - Albert Lee, still under oath, presented the facts, along with pictures of the site, to the Board. Mr. Robert Miller, a member of the Glendale Fire Department's Board of Commissioners, is representing the Glendale Fire Department Station 2 in seeking a Variance from the Unified Land Management Ordinance Section 2.02-02 Bufferyards. The existing Fire Department is located at the corner of Bethesda Road and Brown Road. The address is 137 Brown Road. The Glendale Fire Department is proposing to construct a 32' x 50' addition to the existing building. The addition will front on Brown Road. There are single family residences on the right side as well as at the rear of the property. When an industrial or commercial use expands in the direction of

an existing adjacent land use, the Ordinance calls for Table 4 to be followed. In this case, Class 5 buffers at the right side, as well as the rear of property are required. The Fire Department is requesting the Board of Appeals waive the bufferyard at the right side and rear of the property.

The Board asked Mr. Lee which property lines would be considered the rear and the right. Mr. Lee went forward and explained. He also pointed out that the fire chief owns the property to the right. This is not a manned station.

Myrtle Brock came forward and asked that the sirens be moved. She was told by the fire department representatives that the siren belongs to Civil Defense (now called Emergency Preparedness). Mr. Lawson explained that the siren was not at issue in this hearing.

There was no one else to speak on the matter. Mr. Lawson closed the public comment portion of the meeting and opened the floor for discussion among the Board Members.

Jerry Noe made a motion to compromise and require a 5' buffer to consist of the plants already existing at the right side and rear property lines. Kerry O'Brien seconded the motion. The vote carried unanimously.

4. Other Business

None

5. Adjourn

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