

MINUTES
Special Meeting
Unified Land Management
Board of Appeals
August 10, 2006
4:30 p.m.

Members Present: Gerald Lawson, Chairman
Kerry O'Brien
Kyle Atkins
Jackie Moss
Ronnie Culbreth
Gerald Noe

Members Absent: Craig Sims
Ray Morris
Roy Pinckney

Staff Present: Edwin Haskell
Laurie Horton
Savannah Sabo
Freelance Reporting Services, Transcriptions

1. Call to Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes

NONE

3. Old Business

None

4. **New Business**

Floree Norton - Laurie Horton, Land Use Inspector, was sworn in and presented the findings of fact to the Board:

Ms. Floree Norton is proposing to place a mobile home for her son on the property where her home is located at 147 Underwood Road, Woodruff. Her property has 110 feet of road frontage. The property is approximately one acre.

According to the *Unified Land Management Ordinance, Section 2.02-6 Number of Principal Buildings on a Lot*, two residential dwelling units may be established on the same parcel “provided the dimensional requirements on Table 3 are met for both dwellings as if they were established on separate lots . . .”

Ms. Norton’s variance request is to be allowed to place the second mobile home on her property even though the existing mobile is too close to the current property line to meet the “as if were established on separate lots” requirement, thus creating a nonconforming setback if the property were to be divided in the future. *Section 2.05-4 – Lots, paragraph 2) Dimensions* does not allow the nonconformance of a lot when subdivided. Ms. Norton has adequate road frontage to meet the ordinance.

Staff Recommendation

This variance request does not meet the criteria established in State law for the granting of a variance. However, the County staff had previously begun considering how to deal with this section of the ordinance. Ms. Norton understands that if this property were to be subdivided, her primary mobile home would have to be arranged on the property to meet the setbacks. The mobile home, while tied down and underpinned, is not on a permanent foundation. Staff would not be opposed to allowing the placement of the second mobile home with one or both of the stipulations: 1) that the second mobile home be removed once no longer needed by her family, or 2) if the property is subdivided, the main mobile home must be rearranged to meet the required setback.

Mrs. Horton briefed the Board with a power point presentation of the property.

Mrs. Floree Norton, property owner was sworn in, and expressed appreciation to the

Board for hearing her case.

Gerald Lawson closed the public hearing.

Kyle Atkins made a motion to grant the variance as requested. Kerry O'Brien seconded the motion. The vote carried unanimously. Mrs. Horton asked the Board to waive the 30-day wait period so that Mrs. Horton could go ahead and move her mobile home onto the property. The Board agreed to waive the 30-day wait period.

Gerald Lawson opened the public hearing.

Adjourn

Gerald Noe made a motion to adjourn. Kerry O'Brien seconded the motion. The vote carried unanimously. The meeting adjourned at 4:45 p.m.

