

MINUTES

Unified Land Management

Board of Appeals

December 19, 2006

4:30 p.m.

Members

Gerald Lawson, Chairman

Present:

Craig Sims

Kerry O'Brien

Jackie Moss

Kyle Atkins

R Ray Morris

Members

Roy Pinckney

Absent:

Ronnie Culbreth

Gerald Noe

Staff

David Rutherford, Planning Director

Present:

Joan Holliday

Albert Lee

Lee Lawson

Savannah Sabo

Freelance Reporting Services, Transcriptions

1. Call to Order

Gerald Lawson, Chairman, called the meeting to order.

2. Approval of Minutes of November 28, 2006

Kyle Atkins made a motion to approve the November 28, 2006 minutes. Kerry O'Brien seconded the motion. The vote carried unanimously.

3. Old Business

None

4. New Business

Michael Scott Blackwell - Albert Lee, Land Use Inspector, was sworn in and presented the background information to the Board:

Mr. Nathan Scott Blackwell is requesting a variance from the Unified Land Management Ordinance, Section 2.02-1, Dimensional Standards, Table 3 front setbacks.

The Unified Land Management Ordinance calls for a 30-foot set-back from the road right of way. Ridings Road is a minor street and has a ditch-to-ditch right-of-way.

Mr. Blackwell has begun building a personal use building (accessory) at his residence at 232 Ridings Road, Chesnee. His measurement from the back of the ditch is 19 feet to the foundation. He is requesting an 11-foot variance.

Albert Lee briefed the Board with a power point presentation of the property. He also read into the record Exhibit #1 which were several photos of the property.

Gerald Lawson opened the public hearing.

Nathan Blackwell, property owner, was sworn in. He stated that he was requesting an 11-foot variance.

Mitchell Randolph, adjoining property owner, was sworn in. He stated that he was not opposed to the variance request as long as the property remained as residential. He did not want a business going in next to him.

There was no one else present to speak for or against the variance request.

Gerald Lawson closed the public hearing.

Jackie Moss made a motion to grant the variances as requested. Craig Sims seconded the motion. The vote carried unanimously.

Tower Homes - Albert Lee, Land Use Inspector, still under oath. He presented the Background information to the Board:

Mr. Steven Benton, representative for Tower Homes, is requesting a variance from the Unified Land Management Ordinance, Section 2.02-1 Dimensional Standards, Table 3 front setback.

Tower Homes is in the process of constructing a home in the Candlewood Subdivision at 435 Eloquence Drive, Boiling Springs. They have found that the home is encroaching into the front set-back 2 feet, 6 inches.

The Unified Land Management Ordinance calls for a 20-foot setback from the road right of way. Tower Homes is requesting a of 2 feet, 6 inches.

Albert Lee briefed the Board with a power point presentation of the property.

Gerald Lawson opened the public hearing.

Steven Benton, representing Tower Homes, was sworn in. He stated that after the pins had been set and construction had began, they were too close to the road at the arch at the front corner of the garage.

Gerald Lawson closed the public hearing.

Kyle Atkins made a motion to grant the variance as requested for the front set back of 2 feet, 6 inches. He stated that this did meet the four criteria. Ronnie Culbreth seconded the motion. The vote carried unanimously.

K B Homes – Albert Lee, Land Use Inspector, still under oath. He presented the Background information to the Board:

Mr. Steven Benton, representative for Tower Homes, is requesting a variance from the Unified Land Management Ordinance, Section 2.02-1 Dimensional Standards, Table 3 front setback.

Tower Homes is in the process of constructing a home in the Candlewood Subdivision at 435 Eloquence Drive, Boiling Springs. They have found that the home is encroaching into the front set-back 2 feet, 6 inches.

The Unified Land Management Ordinance calls for a 20-foot setback from the road right of way. Tower Homes is requesting a of 2 feet, 6 inches.

Albert Lee briefed the Board with a power point presentation of the property.

Gerald Lawson opened the public hearing.

Ron Millican, representing K B Homes, was sworn in. He stated that this was similar to the last case. The surveyor set the pins in the wrong spot which was too close to the road. He stated that this was human error and asked the Board to grant the variance as requested.

There was no one else present to speak for or against the variance request.

Gerald Lawson closed the public hearing.

Craig Sims made a motion to grant the variance as requested. Kyle Atkins seconded the motion. The vote carried unanimously.

5. Other Business

None

6. Adjourn

Craig Sims made a motion to adjourn. Kerry O'Brien seconded the motion. The vote carried unanimously. The meeting adjourned at 4:50 p.m.

