

**Unified Land Management**  
**Board of Appeals**  
**May 22, 2007**  
**4:30 p.m.**

**Members Present:** Gerald Lawson, Chairman  
Ray Morris  
Kyle Atkins  
Les Green  
Gerald Noe  
Craig Sims  
Jackie Moss

**Members Absent:** David Long  
Roy Pinckney

**Staff Present:** Edwin Haskell  
Joan Holliday  
Albert Lee  
Savannah Sabo  
Freelance Reporting Services, Transcriptions

**1. Call to Order**

Gerald Lawson, Chairman, called the meeting to order.

**2. Approval of Minutes of April 24, 2007**

Kyle Atkins made a motion to approve the April 24, 2007 minutes as submitted. Les Green seconded the motion. The vote carried unanimously.

**3. Old Business**

**United Cheerleading** – Albert Lee, Land Use Inspector, was sworn in and presented the background information to the Board:

Mr. Petras, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-5 Off-street Parking.

The request is to accommodate a use change of an existing commercial building.

The existing building was constructed to be a warehouse and the Off Street Parking regulations required the owner to provide three (3) parking spaces and one (1) handicap space.

The applicant has changed the use from warehouse to assembly, which requires more parking spaces.

The request is to lower the number of required parking spaces from thirty-three (33) spaces to nineteen (19) spaces.

The applicant's parcel is adjacent to a church along one side property line and there is an industrial use lot bordering the other side property line.

Albert Lee explained to the Board that this was carried over from the April meeting due to the fact that no one showed up to represent United Cheerleading. He briefed the Board with a power point presentation of the property.

Johnny Petras, representing United Cheerleading, was sworn in. He presented to the Board several photos and a copy of a C O, which was entered into the record as Exhibit #1. He stated that the building had been occupied for two months and that he was told by a county official that he had adequate parking. Mr. Petras stated that there was additional parking to the rear of the building that was not paved yet.

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

Gerald Lawson closed the public hearing.

Les Green made a motion to grant the variance as requested. Craig Sims seconded the motion.

There was some discussion among the Board members after the vote. Gerald Noe stated that Mr. Petras needed to comply with the Ordinance. He stated that Mr. Petras could have adequate parking for 20 or more spaces if he paved the parking lot.

The vote was three to three in favor of granting the variance. The motion failed due to lack of 2/3rds majority vote. The members in favor of the variance request were Les

Green, Craig Sims and Kyle Atkins. The members against the motion were Jackie Moss, Gerald Noe and Ray Morris.

#### 4. **New Business**

**S R Innovations** – Albert Lee, Land Use Inspector, still under oath. He presented the background information to the Board:

Mr. Brown, applicant, is requesting a variance from the Unified Land Management Ordinance 2.02-2 Table 4 (Buffer yards).

The applicant has constructed a building at the rear of a parcel and is using it as a wood-working shop. This parcel is adjoined on both sides and rear property lines by single family dwellings.

The ordinance requires Class five (5) buffer yards along any side or rear lot line when a wood-working shop is developed next to existing single family dwellings.

The request is to reduce the class five (5) buffer yards to class two (2) buffer yards along one (1) side property line and the rear property line. The parcel to the right of the property to be developed has a natural existing buffer and will not need additional plantings. A class two (2) buffer yard requires a planting strip ten (10) feet wide with different landscaping options.

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

Gerald Lawson opened the public hearing.

James R. Brown, applicant, was sworn in. He stated that initially he used his shop for personal art work. He is working on a project for the City of New Orleans to make wooden cases to go around the pumps. He has placed extra insulation in the building for noise control. In addition, they plan to add on an additional 300 sq ft with doors which will eliminate more noise. The shop will be a two man shop with very little traffic. Mr. Brown stated that they would make batteries for the New Orleans pumps out of wood. They will eventually move to another larger location which may be used as a co-op for students.

Kimberly Allison, adjoining property owner, was sworn in. She was curious as to what type of bufferyard would be installed. She stated that she did not have a problem with the bufferyard variance request.

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

Gerald Lawson closed the public hearing.

Ray Morris made a motion to approve the variance request with the stipulation that the variance would be for only 6 months.

The Board discussed the motion and decided that they had to vote the variance request up or down. They could not change the variance request to a temporarily 6 month basis. Ray Morris withdrew the motion.

Kyle Atkins made a motion to grant the variance as requested. He stated that the variance did meet the four criteria. Gerald Noe seconded the motion. The vote carried unanimously.

**Hick's Property** – Albert Lee, still under oath. He presented the Background information to the Board:

Mr. Hicks, applicant, is proposing to place a second residential dwelling on the parcel addressed as 110 Phillips Lane near Woodruff.

The parcel has twenty-five (25) feet of road frontage on a publicly maintained road.

*The Unified Land Management Ordinance, Section 2.02-6 Number of Principal Buildings on a Lot*, requires that 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...”

Table 3 of the ordinance requires fifty (50) linear feet of road frontage per a residential lot.

The applicant is requesting a twenty (25) feet reduction of the required road frontage for two residential lots so he may place a second residential structure on his property.

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

Gerald Lawson opened the public hearing.

Mr. Hicks, applicant, was sworn in. He would like to move his parents in to live on his property.

The Board discussed how much acreage would be needed for a septic tank. Mr. Hicks would need at least ½ acre to add a septic.

Roger Varrin(?), adjoining property owner, was sworn in. He did not have a problem with the variance request as long as Mr. Hicks did not add more than 3 structures on the property.

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

Gerald Lawson closed the public hearing.

Kyle Atkins made a motion to approve the variance as requested. Gerald Noe seconded the motion. The vote carried unanimously.

**A R G Enterprises** – Albert Lee, Land Use Inspector, still under oath. He presented the Background information to the Board:

Mr. Ray Green, applicant, is requesting a variance from the Unified Land Management Ordinance 2.02-2 Table 4 (Buffer yards).

The applicant is proposing to erect a new commercial structure to house his building supplies business. The property to be developed is bordered along both side property lines by single family dwellings.

The ordinance requires Class five (5) buffer yard along any side lot line where a building supply sales business use is developed next to an existing single family dwelling.

The request is to reduce the class five (5) buffer yards to class two (2) buffer yards down the side property lines. A class two (2) buffer yard requires a planting strip ten (10) feet wide and has several different planting options.

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

Gerald Lawson opened the public hearing.

Ray Green, applicant, was sworn in. He stated that he needed extra storage space to store his supplies in.

Robert Schmitt?, adjoining property owner, was sworn in. He did not have a problem

with the variance request. He did ask that Mr. Green buffer against his property to block the view of the storage area.

Artie O'Neal?, nearby property owner, was sworn in. he did not have a problem with the variance request.

Gerald Lawson closed the public hearing.

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

**5. Other Business**

None

**6. Adjourn**

Gerald Noe made a motion to adjourn. Les Green seconded the motion. The meeting adjourned at 5: 24 p.m.

