

**Unified Land Management
Board of Appeals
February 24, 2009
4:30 p.m.**

Members Present: Marion Gramling
Ronald Stokes
David Long
Gerald Noe
Michael Henthorn

Members Absent: Kyle Atkins
Gerald Lawson
Craig Sims
Jackie Moss

Staff Present: Laurie Horton
Allison Ezell
Savannah Sabo
Edwin Haskell
Freelance Reporting Services

1. Call to Order

Marion Gramling called the meeting to order.

2. Approval of Minutes of January 27, 2009

Ronald Stokes made a motion to approve the January 27, 2009 minutes as amended.
David Long seconded the motion. The vote carried unanimously.

3. Old Business

None

4. New Business

Luther & Patricia Murray – 615 Overcreek Drive, Chesnee (2-38-00-121.00). Laurie Horton, Land Use Inspector, was sworn in and presented the background information to the Board:

Mr. Luther Murray, applicant, is requesting a variance from the Unified Land Management Ordinance Section 2.02-6 Number of Principal Buildings on a lot.

The ordinance requires a lot, with two residential dwellings, to have adequate dimensions (*ex. Road frontage, setbacks, etc*) so it could be subdivided in the event that the ownership of the property is sold or transferred.

The applicants want to place a second residential dwelling on a 1.5-acre lot that has 25' of road frontage on a county maintained road. The ordinance requires 75' feet of road frontage along a maintained road for these uses.

The variance request is to reduce the minimum road frontage requirement of 75' feet to 25'.

The property cannot be subdivided with both dwellings unless the following criteria were met; the two (2) new parcels would need to be flag lots. Section 2.05-4(3) would require the new parcel to have fifty (50) feet of road frontage due to the length of the flagpole sections.

Marion Gramling opened the public hearing.

Patricia Murray, property owner, was sworn in. She presented several photos to the Board which was entered into the record as Exhibit #1. The photos indicated how deep and wide the property was.

Marion Gramling closed the public hearing.

Allison Ezell stated that the property did not have adequate road frontage along a county or state maintained road. She stated that the property was legal now but would not be legal after two structures were placed on the property. She stated that staff had looked at all options before coming to the Land Management Board of Appeals.

The Board discussed all options to make the second structure legal and concluded they could grant or deny a variance to build a second structure on the property.

Ronald Stokes made a motion to grant the variance.

There was discussion among the Board Members after the vote.

Edwin Haskell stated that if the mobile home were removed off the property, the problem would be solved. He stated the variance was for the Murray's to add the second structure because they did want to remove the mobile home from the property once the house was built.

Ronald Stokes amended his motion to grant the variance to build a structure on the rear of the property with a 50' variance. David Long seconded the motion. The vote was four to one in favor of granting the variance. The members in favor were Ronald Stokes, David Long, Marion Gramling and Michael Henthorn. The member against the variance request was Gerald Noe.

5. Other Business

None

6. Adjourn

Ronald Stokes made a motion to adjourn. David Long seconded the motion. The meeting adjourned at 4:50 p.m.

