

**Unified Land Management  
Board of Appeals  
April 28, 2009  
4:30 p.m.**

**Members Present:** Gerald Lawson, Chairman  
Craig Sims  
Ronald Stokes  
Jackie Moss  
Kyle Atkins  
Michael Henthorn

**Members Absent:** Marion Gramling  
David Long  
Gerald Noe

**Staff Present:** Joan Holliday  
Laurie Horton  
Allison Ezell  
Edwin Haskell  
Savannah Sabo  
Transcriptionist - Freelance

**1. Call to Order**

Gerald Lawson called the meeting to order.

**2. Approval of Minutes of March 24, 2009**

Ronald Stokes made a motion to approve the March, 2009 minutes as submitted. Mike Henthorne seconded the motion. The vote carried unanimously.

**3. Old Business**

None

**4. New Business**

**Ronald Ray** – 3251 Carolina Country Club Road, Roebuck (6-33-00-076.00). Laurie Horton, Land Use Inspector, was sworn in and presented the background information to the Board:

Mr. Ronald Ray, applicant, is requesting a variance from Unified Land Management Ordinance to subdivide this commercial property inherited by his sister and him. In order for this division to take place, each resulting new property must meet the requirements of Section 2.02-1 Dimensional Standards, Table 3 which requires side setbacks of fifteen (15) feet. The existing buildings encroach into the front setbacks.

The proposed survey shows a new property line splitting the existing building in half with a “zero lot line.”

The variance request is as follows:

To allow a zero lot line setbacks for the purpose of subdividing the property.

Gerald Lawson opened the public hearing.

Ronald John Ray, applicant, was sworn in. He stated that there were two existing septic tanks on the two adjoining parcels, as well as separate power and water meters. He stated that the property was inherited by him and his sister, and they would like to divide the property between them for tax purposes. He stated that the property would not change uses.

John Henderson, the attorney representing Mr. Ray, stated that in the application it was mentioned that the property had been inherited and the two children would like to partition the property and the only way to go about this would be to request a variance. The use would not change.

Gerald Lawson closed public hearing.

Kyle Atkins made a motion to grant the variance as requested with the stipulation recommended by the staff that a cross easement for parking be required between the existing service station and restaurant and with the understanding that should the use of the property ever change, then the applicant will have to meet the requirements of the ordinance in force at the time. Michael Henthorn seconded the motion. The vote was unanimous. (Jackie Moss entered the meeting after the vote.)

## **5. Other Business**

**a.** Nomination of Officers for 2009

Ronald Stokes, Chairman of the Nominating Committee, presented the proposed slate of officers for the 2009 Land Use Board of Appeals.

Gerald Lawson - Chairman  
Marion Gramling - Co-Chairman  
Jackie Moss - Secretary

Kyle Atkins made a motion to approve the 2009 slate of officers for the Land Management Board of Appeals. Craig Sims seconded the motion. The vote carried unanimously.

**6. Adjourn**

There being no further business, Kyle Atkins made a motion to adjourn. Craig Sims seconded the motion. The meeting adjourned at 4:43p.m.