

**Unified Land Management
Board of Appeals
December 15, 2009
4:30 p.m.**

Members Present: Gerald Lawson, Chairman
Jackie Moss
Michael Henthorn
Ronald Stokes
Kyle Atkins
Marion Gramling
Jim Brannon
Gerald Noe

Members Absent: David Long

Staff Present: Laurie Horton
Allison Ezell
Savannah Sabo
Edwin Haskell
Transcriptionist

1. Call to Order

Gerald Lawson called the meeting to order.

2. Approval of Minutes of November 24, 2009

Jackie Moss made a motion to approve the November 24, 2009 minutes as approved. Jim Brannon seconded the motion. The vote carried unanimously.

3. Old Business

None

4. New Business

Ricky Camp - 617 Belle Terre Court, Spartanburg (2-22-00-442.00). Laurie Horton, Enforcement Officer, was sworn in and presented the background information to the Board:

Mr. Ricky Camp, owner, is building a spec house at 617 Belle Terre Court.

The house will not meet the requirements of the Unified Land Ordinance in the following way:

The front building setback required by the ordinance, Section 2.02-1, Table 3 Dimensional Standards requires a structure to have a 20-foot front setback from the road right of way.

Mr. Camp requests the following variance:

A reduction from 20 feet to 17.8 feet of the required front yard setback from the road right of way. (Section 2.02-1 Table 3, Dimensional Standards).

All other requirements of the ULMO will be met.

Gerald Lawson opened the Public Hearing.

Laurie Horton presented some photos of the property to the Board which was read into the record as exhibit #1.

Rick Camp, owner, was sworn in and stated that the house could not be moved back due to drainage issues. In addition, due to the topography at the rear of the property, there was a safety risk if altered from the present shape.

Laurie Horton presented a letter from the developer granting a waiver on deed restrictions.

Ronald Stokes made a motion to grant the variance as requested. Jim Brannon seconded the motion. The vote carried unanimously.

5. Other Business

Vote on 2010 Land Management Board of Appeals Meeting Dates

The Land Use Board Members unanimously approved the 2010 Land Management Board of Appeals meeting dates.

6. **Adjourn**

Kyle Atkins made a motion to adjourn. Michael Henthorne seconded the motion. The vote carried unanimously. The meeting adjourned at 4:35 p.m.