

November 9, 2015

The Union County Board of Adjustment met in regular session on November 9, 2015 at 7:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street, with Vice Chairman Darren Greene presiding.

BOARD MEMBERS PRESENT: Darren Greene, Chairman
 Mark Tilley, Vice-Chairman
 Rick Davis
 Jennifer Stewart
 Robert Thornton

ALTERNATES PRESENT: Christopher Amodeo
 Jonathan Holland

ALSO PRESENT: Jim King, Zoning Administrator
 Brian Matthews, Executive Director Planning
 William Sturges, Board Attorney
 Pamela Rivers, Secretary to the Board

Chairman Darren Greene called the meeting to order at 7:00 p.m.

REGULAR MEETING

- A. Determination of quorum
- B. Review of Rules of Procedure
- C. Review of Temporary Mobile Homes

Brian Matthews stated to the Board that some changes were going to be made to the Rules of Procedure and that he wanted the Board to look them over and discuss at the next regular meeting.

Jim King stated to the Board that the Review of the Temporary Mobile Homes would be discussed at the next regular meeting.

PUBLIC HEARING

- A. Determination of any conflicts of interest for Special Use 2015-008 (Item B)
- B. “Special Use 2015-008” – SCI Towers, requesting a “Special Use” Under Section 25.010, Section 25.020-I (2) Section 30.190 and Section 80.110 of the Union County Development Ordinance to construct and operate a wireless support structure. Located at 1204 Billy Howey Road, being on Tax Map #06-051-004H; presently zoned RA-40.

Mr. Greene asked if any board member had a conflict of interest with this agenda item. It was determined there were no conflicts of interest.

Zoning Administrator Jim King was sworn in.

Mr. Greene asked Mr. King if the petition was complete. Mr. King stated the petition was complete.

Melanie Raubach, Attorney for adjoining property owners Phillip & Diane Harper requested to the Board for a continuance to have more time to review the petition.

Karen Kameride, Attorney for the Applicant stated to the Board that she was prepared and ready to proceed with the hearing.

Motion was made by Mark Tilley and seconded by Rick Davis to continue this hearing until the next scheduled meeting of December 14, 2015 to allow for more time for the Attorney for the Harpers to prepare the case. The motion passed.

PUBLIC HEARING

C. Determination of any conflicts of interest for Special Use 2015-009 (Item D)

D. "Special Use 2015-009" – Raley Miller Properties, Inc., requesting a "Special Use" Under Section 25.010, Section 25.020-D (4), 25.020 I (1), 25.020 D (16) (C), 25.020 D (16) (d), 25.020 I (2) (b), 30.190 and Section 80.110 of the Union County Development Ordinance to construct and operate a 275,000 sq. ft. retail center, Eating establishment with drive thru facility, Fueling station and Wireless support structure up to 200 ft. The property is zoned PUD6-B2; Located at 9802 Rea Rd, being on Tax Map #06-198-002A.

Brian Matthews stated to the Board that he and the Zoning Administrator had received a written request for a continuance for this hearing from Ken Orndorff with Raley Miller Properties.

Ken Orndorff stated to the Board that he would like more time to meet with all the homeowners in the area and have more community meetings so he would like for it to be continued until the January 11, 2016 meeting.

Motion was made by Rick Davis and seconded by Jennifer Stewart to continue this hearing until the meeting scheduled for January 11, 2016. The motion passed.

PUBLIC HEARING

E. Determination of any conflicts of interest for Special Use 2015-010 (Item F)

F. "Special Use 2015-010" – Trinity Express Development, LLC requesting a "Special Use" under Section 25.010, Section 25.020-D (16) (d) and Section 80.110 of the Union County Development Ordinance to construct and operate an automotive repair maintenance center. Located at 1310 Wesley Chapel Stouts Road, being on Tax Map #07-090-021W; presently zoned B-4.

Motion was made by Rick Davis and seconded by Rob Thornton to continue this hearing until the next scheduled meeting of December 14, 2015 because there was no representation for this case. The motion passed.

The meeting adjourned at 9:00 p.m.

