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trees and one hundred (100) shrubs. The north lot line will require 21 trees and/or 134 shrubs, lastly, the East lot line will require sixteen (16) trees and/or one hundred (100) shrubs. Per the applicants it will be financially difficult for the church to meet the ULDC's landscaping and buffering regulations. Thus, the applicants are seeking relief in its entirety through the Variance process to both Section 4.07.04 and Table 4.07.06(C) as it pertains to the minimum landscape standards and the minimum required buffer standards, The TRC (Technical Review Committee) reviewed the Variance request and no department had any issues with the applicant's request.

Mrs. Quarterman asked if a buffer was different than a setback. Mrs. Tulloch stated that setbacks were the distance a building is away from the property lines. Vice-Chairman Strickland stated that buffering served as a screen that could muffle noise. Mrs. Quarterman asked if they could use existing vegetation. Mrs. Tulloch stated that was a possibility. Mrs. Tulloch stated that she believed it was the church's intent to add landscaping in the years to come, but was not feasible at this time. Mr. Brantley asked if a residence would trigger the requirements. Mrs. Tulloch stated no, and the trigger is the church. Mr. Brantley stated it was quite a variance request. Mrs. Tulloch stated one aspect to consider was that the church was constructed so many feet from the property line, and that one property line had existing landscaping.

Chairman McCall asked if anyone would like to speak on behalf of the application. Michael Frasier, 2107 Madison Highway, stated he was the pastor of the church. Pastor Frasier stated that no landscaping or buffering would be required if they were a residence, and they would be there only a few hours a week. They already trees along one segment of the property, albeit no shrubs. Pastor Frasier stated they wanted to be as low-maintenance as possible, and bushes were more maintenance intensive when compared to grass. Additionally, bushes may be places that snakes could hide. Pastor Frasier stated they do want their church and property to be attractive. Mr. Brantley asked how long it would take to dress up the property with landscaping. Pastor Frasier stated they would dress up the front of the church and more over time. Mr. McCall asked if they would remove any existing vegetation. Pastor Frasier stated they would not remove any of the larger vegetation and would clean up some of the smaller vegetation. Mrs. Quarterman stated she had concerns about granting the variance, since it ran with the property forever, and the church may not be on the property forever. Mrs. Quarterman stated that some trees could be planted, were of a reasonable cost, and the ability to have some visibility through them. Vice-Chairman Strickland stated they had conditioned approval on the applicant. Mrs. Quarterman stated that she understood Planning and Zoning staff may not have enough staff to monitor conditions.

Chairman McCall asked if anyone would like to speak in support of the application. Danny Richardson, 15 Pine Circle, spoke in support of the application. Mr. Richardson stated he was a member of the church and there was a buffering along one of the property lines. Mr. Richardson stated they were close to the river in a rural area.

Chairman McCall asked if there was anyone else who would like to speak in support of the application. There was no one. Chairman McCall asked if there was anyone who would like to speak in opposition. There was no one. Chairman McCall asked if there was any contact to the office. Mrs. Tulloch stated there was none.

There being no further discussion, Chairman McCall called for a motion. Mrs. Quarterman made a motion to grant the variance on general landscaping requirements, that they have ten years to plant the trees, and that the variance request for buffering is denied. Mr. Brantley seconded the motion. The motion was called and carried, with a vote of 4 to 1, with Mrs. Hobby voting against.