

**TOWN OF YADKINVILLE  
SPECIAL CALLED MEETING  
BOARD OF ADJUSTMENT  
MINUTES**

**OCTOBER 7, 2014**

**7:00 P.M.**

**TOWN HALL – COMMISSIONER’S CHAMBERS  
213 VAN BUREN STREET, YADKINVILLE NC 27055**

**MEMBERS PRESENT:**

Rhyne Dowell – Chairman  
Steve Brown  
Chris Matthews  
Mary Driver Reavis  
Dale Wilhelm  
H.L. Wooten

**MEMBERS ABSENT**

Virgil Dodson

**STAFF PRESENT:**

Christopher Ong, Town Manager  
Carmen Headen, Town Clerk

**MEETING CALLED TO ORDER**

Chairman Dowell called the meeting to order at 7:00 P.M., in the Yadkinville Town Hall and established that a quorum was present to conduct Board business. Quorum Requirement: Four (4) Members, which was realized.

**MINUTES**

Chris Matthews made a motion to approve the August 25, 2014 Board of Adjustment Regular Meeting Minutes. Mary Driver-Reavis seconded the motion. All were in favor.

Vote: 6/0

**2015 BOARD OF ADJUSTMENT MEETING CALENDAR**

Steve Brown made a motion to approve the 2015 Board of Adjustment Meeting Calendar. H.L. Wooten seconded the motion. All were in favor.

Vote: 6/0

**PUBLIC HEARING: VARIANCE REQUEST**

At this time, Chairman Dowell swore in the following speakers: Christopher Ong – Yadkinville Town Manager, Thomas H Hughes – Thomas Hughes Architecture and Lisa Hughes – Interim Yadkin County Manager.

Mr. Ong reviewed the application for the variance request as made by Thomas H Hughes Architecture, PC and submitted on September 17, 2014. The property owner is Yadkin County and the property is located at US 601 Highway. The parcel is identified as PIN 5807(00)56-2365 and is located in the R-20 Zoning District. Mr. Hughes is seeking relief of the 35’ height limit restriction in Article H – Section 9; 9-3-131 (Table of Requirements) and requesting a zoning variance to increase the allowable building height to 50’.. Mr. Ong informed the Board that this petition for variance came about when the architecture firm was submitting plans to the Town for a development permit for the County’s Ag Center building which will be built behind the existing Yadkin Center (Surry Community College) building. Mr. Ong reviewed the findings of fact that the Board would need to make when considering a variance request:

Mr. Thomas Hughes spoke next and stated that the Ag Center building was designed to be in harmony with the existing Yadkin Center building, however the elevation slopes up in back. Mr. Hughes testified that there will be approximately 200’-250’ of separation between both buildings. The Board questioned Mr. Hughes further regarding the elevations of both buildings

Ms. Lisa Hughes, Interim Manager of Yadkin County spoke next and confirmed that the 8’ difference in elevation was the reason the Ag Center building would look taller than the Yadkin Center building. Ms. Hughes also acknowledged that the land behind the building was held in ownership by the community college.

With no more questions for the speakers, Chairman Dowell closed the Public Hearing at 7:20 p.m.

**ACTION ON PUBLIC HEARING: VARIANCE REQUEST**

After a brief discussion regarding the request, Steve Brown made a motion to approve the variance request as presented. The motion was seconded by H.L. Wooten and approved unanimously.

Vote: 6/0.

**ADJOURNMENT**

With no further business, Dale Wilhelm made a motion to adjourn the meeting with a second from Chris Matthews. The vote to adjourn was unanimous. The meeting adjourned at 7:23 P.M.

  
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Rhyne Dowell, Chairman

  
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Carmen Headen, Town Clerk