

Town of Yadkinville
Board of Adjustment Meeting
November 1, 2011 @5:30 pm

Members Present:

Ruth Shermer, Chairman
Mary Reavis
Ed Hartman
Virgil Dodson
J.E. Southard
Aric Wilhelm

Members Absent:

Danny Coe
Dale Wilhelm

Staff Present:

Wanda Doss, Clerk
Christopher Ong, Town Manager

Ruth Shermer, Chairman called the meeting to order at 5:30 pm in the Yadkinville Town Hall and declared a quorum present.

MINUTES

The minutes of the last meeting were approved as read.

PUBLIC HEARING – Northwood Baptist Church Sign along Hwy. 421

The chairman called to order a public hearing for the purpose of considering a request from Northwood Baptist Church a sign variance.

After swearing in of Mr. Ong, Town Manager, the guidelines for granting a variance and the findings of fact regarding this case was read by Mr. Ong (see attachment).

Several months ago, Northwood Baptist Church had put up a sign along the service road of Hwy. 421 North on a tract of land owned by Monroe Hodge who had given permission to put it on his property. The property is located in the Town of Yadkinville's ETJ and is zoned B-2 (highway business). Church signs are not an allowable use in the B-2 zoning district. The sign measures approximately 8' x 12' and is about 96 square feet in area. Mr. Barker, pastor of Northwood Baptist Church asked the board for a sign variance in support of keeping the sign at its present location. A sign permit had been submitted to the town by the church but never approved by the zoning officer.

Upon motion made by Aric Wilhelm and second by J.E. Southard to approve the sign variance as presented. The board voted 3 for the variance (Aric Wilhelm, Ruth Shermer, J.E. Southard) and 3 against the variance (Mary Reavis, Ed Hartman, Virgil Dodson). The sign variance was denied.

Other Business:

The board agreed to meet the first Tuesday of the month. A schedule of all yearly meetings will be prepared for the new year of 2012.

With no further business to be discussed, the meeting was adjourned at approximately 6:15 pm.

Ruth Shermer
Ruth Shermer, Chairman

Wanda Doss
Wanda Doss, Clerk

November 2, 2011

Town of Yadkinville Board of Adjustment

Staff Findings

1. The subject property is identified as PIN# 580600662707—a 4.8 acre tract located on Beamer Road located in the extraterritorial jurisdiction of the Town of Yadkinville
2. The tract is listed under the ownership of Monroe E. Hodge, Trustee and Roselyn Hodge, Trustee of the Hodge Revocable Living Trust as described in deed book 950 page 339 recorded at the Yadkin County Register of Deeds in 2009.
3. Applicant Pastor Alan Barker representing Northwood Baptist Church submitted a zoning permit application dated September 7, 2011 for a free-standing 8' x 12' sign on the parcel.
4. No zoning permit was issued by Town staff
5. The parcel is zoned B-2
6. Per section 9-3-81 of Town Code states that no sign shall be erected without a permit from the Zoning Administrator
7. Section 9-3-91 states that church signs are permitted in F-1; R-20; R-10; R-8A; RMH and R-0 districts
8. The parcel is located in the B-2 zoning district. Church signs are not an allowable use in the B-2 zoning district.
9. Section 9-3-91 states that no sign shall exceed 6 feet in height and 24 square feet in area. The sign is 8'x12' and approximately 96 square feet in area.
10. Section 9-3-91 states that no off-premise business signs-billboards are permissible in the Town of Yadkinville. There is no other use on the parcel beside the sign advertising the church.