

BOARD OF ADJUSTMENT MEETING

November 30, 2009

The Board of Adjustment for the Town of Yadkinville met on Monday evening, November 30, 2009 at 5:30 p.m. Members present were Ruth Shermer, Ed Hartman, Aric Wilhelm, J.E. Southard, Mary Reavis, Dale Wilhelm and Virgil Dodson.

The meeting was called to order by Ruth Shermer, Chairman. Minutes of the last meeting were approved as read.

Application for Conditional Use Permit from landowner, Robert Baldwin has been received for property located at 508 N. State Street for a Planned Unit Development (PUD). The property consists of approximately 7 acres. Within this 7 acre tract is a church which is called Pleasant Grove Baptist Church. The applicant wishes to develop the property for 16 single family attached housing units in 8 separate buildings. The property will be served with public utilities and streets. The owner plans to give the streets and utilities to the Town. The property around the homes will be owned by a home owner's association. The land directly beneath the dwellings will be owned by the occupant. There also will be accessory storage buildings built for each home occupant.

Mr. Baldwin explained that these units would be one-level with no steps with each unit being approximately 1400 sq. ft. The outside would be brick, stone and vinyl siding with a one car garage. A copy of the proposed units was passed out to all board members for their review.

At this time the meeting was opened for public comments. Tommy Garner was present and asked to speak. He represented his aunt who owns property adjacent to the 7 acre tract. He had several questions concerning the development which were satisfactorily answered by Mr. Baldwin. Also there is currently a home on the property which will be removed.

A motion was made by Virgil Dodson to approve the request for the Planned Unit Development (PUD) – single family attached housing as outlined by the property owner, Robert Baldwin. The motion was seconded by Aric Wilhelm. All approved by raised hands.

With no further business to be discussed, the meeting was adjourned.



Ruth Shermer



Wanda Doss, Secretary