

TOWN OF YADKINVILLE
BOARD OF ADJUSTMENTS
MONTHLY MEETING MINUTES
FEBRUARY 23, 2015

7:00 P.M.

TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055

PLANNING BOARD MEMBERS PRESENT:

Rhyne Dowell-Chairman
Steve Brown
Virgil Dodson
Chris Matthews
Dale Wilhelm
H.L. Wooten

TOWN OFFICIALS PRESENT:

Perry Williams – Interim Town Manager
Shelia Weathers – Interim Town Clerk
Joy Hutchens – Tax Collector

Attorney Benjamin Harding

Members Absent: Mary Reavis

MEETING CALLED TO ORDER

Chairman Rhyne Dowell called the meeting to order at 7:00 p.m. and established that a quorum was present to conduct Board business. Quorum Requirement: Four (4) Members, which was realized.

MINUTES

October 7, 2015 minutes stands approved.

PUBLIC HEARING: CONDITIONAL USE PERMIT

Chairman Rhyne Dowell opened the hearing at approximately 7:05 p.m. and welcomed the public and their comments. Interim Town Manager Perry Williams and Mr. Harris Gupton were sworn in by Chairman Dowell. Mr. Williams described to the Board a request for approval of a Conditional Use Permit (CUP) application to construct 48 multi-family residential apartment units on approximately 4.65 acres of land in the B-2 (Highway Business) Zoning District on a street that will be constructed to Town's standards off of Beamer/Beroth Roads in the Town corporate limits. Multi-family dwelling is a conditional use in the B-2 district and requires the approval of the Board of Adjustment and is also subject to buffering with adjoining non-residential and single-family residential uses along with any additional conditions that the Board of Adjustment puts on the permit. Mr. Gupton stated the plans of the family type homes (one, two and three bedrooms) exceeded the expectations of the Town ordinances and buffers. The rent will be based on the tenant income. Mr. Gupton noted that this development would be a positive step for growth and an asset to the Town of Yadkinville. Chairman Dowell asked Mr. Harris if he planned to develop the tract #4 in the future; Mr. Harris commented that he is unsure at the moment.

PUBLIC COMMENTS: CONDITIONAL USE PERMIT

Mr. Derek McBride (speaking on behalf of his business, adjoining the property from behind), Mr. Richard Czern, and Mr. Ben Harrison (on behalf of TMI Properties, adjacent to the property)

Chairman Dowell stated that the action of the Board is to grant the Conditional Use Permit as submitted.

OLD/OTHER BUSINESS

No old business to discuss.

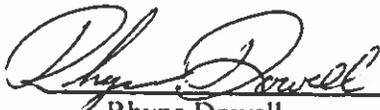
COMMENTS

No one had any comments.

ADJOURNMENT

With no further business, Mr. Steve Brown made a motion to adjourn. The motion was seconded by Ms. Chris Matthews and approved unanimously. The Board adjourned at approximately 7:45 p.m.

Vote: 6/0


Rhyme Dowell
Chairman


Shelia B. Weathers
Interim Town Clerk