

**TOWN OF YADKINVILLE
BOARD OF ADJUSTMENT**

MINUTES

JULY 28, 2014

7:00 P.M.

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

MEMBERS PRESENT:

Rhyne Dowell – Chairman
Steve Brown
Virgil Dodson
Chris Matthews
Mary Driver Reavis

MEMBERS ABSENT

Dale Wilhelm
H.L. Wooten

STAFF PRESENT:

Christopher Ong, Town Manager
Carmen Headen, Town Clerk

MEETING CALLED TO ORDER

Chairman Rhyne Dowell called the meeting to order at 7:12 p.m. and established that a quorum was present to conduct Board business. Quorum requirement: five (5) members, which was realized.

MINUTES

Mary Driver Reavis made a motion to approve June 30, 2014 – Special Called Board of Adjustment Minutes. The motion was seconded by Steve Brown. All approved.

Vote: 5/0

**VARIANCE REQUEST – Parkview Townhomes (PUD), Applicant /Oak Ridge LLC/Robert Baldwin:
Variance Request for Setbacks**

Town Manager Christopher Ong presented a variance request from Parkview Townhomes (PUD) by Oak Ridge LLC/Robert Baldwin. The request is for a variance from the minimum front and rear yard requirements set forth in Section 9-1-131, the Table of Requirements. Mr. Ong stated that the Town development standards regarding Planned Unit Developments (PUD’s) requires conformance to the area, yard and height requirements as required for each zoning district. The R10 Zoning District setback requirements are 30 feet in front, 10 feet on sides and 30 feet in the rear. Mr. Ong stated that petitioner Robert Baldwin was unable to meet the setbacks required for the R-10 and was seeking relief from the yard area requirements as mandated in §9-1-131.

Petitioner Robert Baldwin presented a site plan showing the lot lines and explained that he was unable to meet the front and rear setback requirements on Phases #1,2,3,4,5,7 & 8 due to the restrictions of the land.

The Town Manager explained that the request being considered was an 8.5 foot variance on the front yard setback requirements for phases #1,2,3,4,5,7 & 8, and a 10 foot variance on the rear setback yard requirements for phases 2,7 and 8.

After considering the information presented at the hearing, Virgil Dodson made a motion to approve the variance request application as presented by the Town Manger. Chris Matthews seconded the motion. All were in favor.

Vote: 5/0

ADJOURNMENT

With no further businesses, Steve Brown made a motion to adjourn the meeting with a second from Mary Driver Reavis. The vote to adjourn was unanimous. The meeting adjourned at 7:25 P.M.



Rhyne Dowell, Chairman



Carmen Headen, Town Clerk