

**Town of Yadkinville  
Board of Adjustment  
Minutes  
October 9, 2012 @ 5:30 P.M.**

**MEMBERS PRESENT:**

Virgil Dodson  
Mary Driver Reavis  
Dale Wilhelm  
Ryan Dowell

**STAFF PRESENT:**

Christopher Ong, Town Manager  
Paul Lowe, Director of Development & Planning

The meeting was called to order at 5:30 P.M. in the Yadkinville Town Hall.

**Minutes**

Upon a motion by Mary Driver Reavis and a second by Dale Wilhelm, the board voted unanimously to approve the minutes from the February 7, 2012 meeting as presented.

**New Business**

Mr. Ong introduced new board member Ryan Dowell and Director of Development & Planning- Paul Lowe.

The board elected a Chair. Mr. Dowell was selected by unanimous vote after being nominated by Mrs. Reavis with a second from Mr. Dodson.

The board selected a Vice Chair. Mr. Dodson was elected by unanimous vote after Mrs. Reavis made a nomination with a second from Mr. Wilhelm.

**Variance Request**

Mr. Ong introduced Derek McBride who was seeking a ten foot variance to Town Code 9-3-31, which regulates setbacks on corner lots. Mr. Ong stated that McBride was seeking the variance due to elevation and flood plain issues. Mr. Ong provided the findings of fact, which was prepared by staff and stated that the guidelines were met to approve the variance:

- 1) There are practical difficulties and unnecessary hardships in the way of carrying out the strict letter of the zoning regulations because the proposed garage can only go on the side yard due to elevation and flood plain issues in the rear yard.
- 2) The variance is in harmony with the general purpose and intent of the ordinance as the request is neither an extension of a nonconforming use or a use variance.
- 3) The public safety and welfare have been assured as the variance will allow the structure to be built outside of the floodplain area.
- 4) The reasons set forth in the application justify the granting of a variance, and the variance is the minimum one that will make possible the reasonable use of the land and structure.

The public hearing was opened with discussion from the board.

No one spoke in opposition to the variance request.

Mr. Dodson made a motion to close the public hearing with a second from Mr. Wilhelm.

Mr. Wilhelm had a motion to approve the motion with a second from Mrs. Reavis; the vote to approve the variance was unanimous.

### Adjournment

With no further businesses, Mr. Dodson made a motion to adjourn the meeting with a second from Mr. Wilhelm. The vote to adjourn was unanimous. The meeting adjourned at 5:47 P.M.

  
Ryan Dowell, Chairman

  
Paul Lowe, Director of Development & Planning