



**TOWN OF YADKINVILLE
BOARD OF ADJUSTMENT
MONTHLY MEETING MINUTES
FEBRUARY 22, 2016**

7:00 P.M.

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

BOARD OF ADJUSTMENT MEMBERS

(PRESENT/ABSENT):

Steve Brown – Chairman
Virgil Dodson – Vice Chairman
Chris Matthews
Mary Reavis
Dale Wilhelm
Scott Winebarger
H. L. Wooten-ABSENT

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Richard Smith – Planning Advisor

Quorum is met – Meeting proceeded

MEETING CALLED TO ORDER

Mr. Steve Brown called the meeting to order at 6:59 p.m. and established that a quorum was present to conduct board business.

2. APPROVAL OF MINUTES

Mrs. Chris Matthews made a motion to approve the minutes for October 22, 2015. Mr. Scott Winebarger seconded the motion and passed unanimously.

Vote: 6/0

3. NEW BUSINESS

At the October 26, 2015, regular meeting, the Board elected Mr. Virgil Dodson as the Board of Adjustment chairperson. Mr. Dodson could not serve as chair due to jurisdictional limitations. He could serve in the capacity as vice-chair. Therefore, the reelection of a chair and vice-chair took place.

• **Election of Chairperson:**

Mr. Virgil Dodson made a motion to elect Mr. Steve Brown as Board of Adjustment Chairman. The motion was seconded by Mrs. Chris Mathews and passed unanimously.

Vote: 6/0

- **Election of Vice-Chairperson:**

Mrs. Mary Reavis made a motion to elect Mr. Virgil Dodson as Board of Adjustment Vice-Chairman. The motion was seconded by Mr. Dale Wilhelm and passed unanimously.

Vote: 6/0

- **Temporary Use Permit (TUP) – Planning Advisor Richard Smith:**

-Applicant Mr. Nolan Brown on behalf of Great State Bank is requesting approval of a TUP to permit a manufactured building for temporary office purposes in the B-2 Highway Business Zoning District. The property address is 516 Hawthorne Drive and identified as PIN #58178219769.

Mr. Richard Smith presented the Findings of Fact to the Board. The Town's Zoning Provisions, under Section 9-3-148 Temporary Use Permits, state that a TUP may be issued by the Board of Adjustment for manufactured homes used for temporary office purposes during the construction of any permanent building. TUP's under this division are for a period or term as shall be determined by the Board of Adjustment, not to exceed two (2) years. The temporary use permit may be extended for up to one (1) year for good cause shown if authorized by the Board of Adjustment.

Mr. Smith determined that the use will not materially endanger the public health or safety if located according to the plan submitted and approved. The use meets all required conditions and specifications and will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located and in general conformity with the 2025 Land Development Plan.

Mr. Smith stated that based upon the findings, staff recommends approval of the Temporary Use Permit based on the Findings of Fact, the conceptual site plan, and compliance with all Local, State, and Federal Ordinances.

Mr. Andy Anderson was sworn in by Mr. Brown to address the Board and answer any questions. Mr. Anderson spoke about the benefits of establishing the temporary banking facility and commented that the property was site ready. He explained that the manufactured building is a two-piece unit. He thanked the Board for their assistance.

The Board discussed the building manufacturing standards, the installation, size, and the determined length of stay. After deliberation, the following action was taken. Mr. Virgil Dodson made a motion to approve the temporary zoning request and accept the Findings of Fact as presented. The motion was seconded by Mr. Dale Wilhelm and approved unanimously.

Vote: 6/0

4. OTHER BUSINESS

No other business was discussed.

5. ADJOURNMENT

With no further business, Mrs. Chris Matthews made a motion to adjourn. The motion was seconded by Mr. Virgil Dodson and approved unanimously. The Board adjourned at approximately 7:09 p.m.

Vote: 6/0



Steve Brown
Chairman



Shelia B. Weathers
Town Clerk