

**BOARD OF ADJUSTMENT
MONTHLY MEETING MINUTES
MONDAY, MAY 18, 2020
5:30 P.M.**

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

AGENDA

**BOARD OF ADJUSTMENT MEMBERS
(PRESENT/ABSENT):**

Anna Logan Howe- Acting Chair
Virgil Dodson
Steve Brown - Alternate
Tony Snow
R. J. Speaks
Danny Coe
Mary Reavis - ABSENT

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Asst. Town
Manager
Abigaile Pittman, Planning Director

Quorum is met – Meeting proceeded

Shelia Weathers, Assistant Manager, swore in Danny Coe as a new Board of Adjustment and Planning Board member, and Steve brown as an Alternate Board of Adjustment and Planning Board member.

1. MEETING CALLED TO ORDER

Ms. Anna Logan Howe, Acting Chair called the meeting to order at 5:30 p.m. and established that a quorum was present to conduct board business.

2. APPROVAL OF MINUTES

Virgil Dodson moved to approve the April 15, 2019 Board of Adjustment meeting minutes. R.J. Speaks seconded the motion and the motion passed unanimously.
Vote: 6/0

1. NEW BUSINESS

- CNA-2020-01
 - Applicant: Rodney Shane Collins
 - Request: Certificate of Nonconformity Adjustment to replace a legally nonconforming single-family mobile home with a single-family modular home in the LI - Light Industrial District, for property located at 1120 Mackie Road (PIN 5807952222)

Chair Howe Planning Director Abigaile Pittman to review the request.

Ms. Pittman stated that the applicant is requesting a Certificate of Nonconformity Adjustment to replace a single-family manufactured home with a single-family modular home in a LI- Light Industrial zoning district. The applicant has been living in a 14-ft. x 70-ft. manufactured (mobile) home on the property for some time. He has purchased a 27.6-ft. x 70 ft. modular dwelling and is requesting to replace the mobile home with the modular dwelling

She explained that, under the current Development Ordinance, a single-family dwelling is not a permitted use in the LI – Light Industrial District; and the existing manufactured (mobile) home is only permitted in the RMH – Residential Manufactured Housing District. The requested modular home is treated as a single-family dwelling, principally permitted in all residential, OI and NB zoning districts. A Certificate of Nonconformity Adjustment may be granted by the BOA to enlarge, expand, or otherwise alter a nonconforming use or structure

Ms. Pittman recommended approval of the requested Certificate of Nonconformity Adjustment to replace a single-family manufactured home with a single-family modular home in a LI- Light Industrial zoning district, based on the following required findings of fact:

1. The requested modular single-family dwelling will not increase the intensity of noise, traffic or other measurable physical effects as compared to the existing manufactured (mobile) home single- family dwelling;
2. The Certificate of Nonconformity Adjustment is necessary to continue the use of the property in the same residential manner that it has been used in the past;
3. The nonconforming modular dwelling will be an improvement to the aesthetics of the surrounding area and is not expected to detract from the property values; and
4. The requested Certificate of Nonconformity Adjustment is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.

Chair Howe asked if there is anyone present who wishes to speak in favor of the request.

The applicant, Shane Collins spoke in favor of his request, reviewing how he is attempting to have a nicer and larger home for his growing family.

R.J. Speaks made a Motion to approve the issuance of the Certificate of Nonconformity Adjustment based on the conditions provided in the attached application and the

supporting evidence provided, subject to the findings of fact listed by the staff. The motion was seconded by Tony Snow and approved unanimously.

Vote: 6/0

4. OTHER BUSINESS

There was no other business to discuss.

5. ADJOURNMENT

With no further business, Steve Brown moved to adjourn. The motion was seconded by Virgil Dodson and the motion passed unanimously. The Board adjourned at approximately 6:03 p.m.

Vote: 6/0



Anna Logan Howe
Acting Chair