

TOWN OF YADKINVILLE
BOARD OF ADJUSTMENTS
MONTHLY MEETING MINUTES
JUNE 22, 2015

7:00 P.M.

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

PLANNING BOARD MEMBERS PRESENT:

Rhyne Dowell – Chairman
Virgil Dodson – Vice Chairman
Chris Matthews
Mary Reavis

TOWN OFFICIALS PRESENT:

Perry Williams – Interim Town Manager
Shelia Weathers – Interim Town Clerk

Members Absent: Steve Brown, Dale Wilhelm and H. L. Wooten

1. MEETING CALLED TO ORDER

Chairman Rhyne Dowell called the meeting to order at 7:09 p.m. and established that a quorum was present to conduct Board business. Quorum Requirement: Four (4) Members, which was realized.

2. APPROVAL OF MINUTES

Mr. Virgil Dodson made a motion to approve the minutes with the correction of the name Steve Hodge to Steve Brown in the February 23, 2015 minutes adjournment motion. Mrs. Chris Matthews seconded the motion and passed unanimously.

Vote: 4/0

- February 23, 2015 (Regular Meeting Minutes)
- March 16, 2015 (Called Meeting Minutes)

3. PUBLIC HEARING: CONDITIONAL USE PERMIT

Chairman Rhyne Dowell opened the hearing at approximately 7:18 p.m. and welcomed the public and their comments. Chairman Rhyne Dowell presented an application from Mr. Bill Miller to the Board of Adjustment for a request of approval for a Conditional Use Permit (CUP) application to allow the continued use of a 13-unit apartment building located at 125 W. Main Street (PIN # 80720913748) in a B-2 (Central Business) zoning district. Multi-family dwellings are a conditional use in the B-3 district and requires the approval of the Board of Adjustment upon the recommendation of the Planning Board; they are also subject to buffering with adjoining non-residential and single-family residential uses along with any additional conditions the Board of Adjustment puts on the permit (Ordinance 9-3-147).

Public Comments: Conditional Use Permit

Interim Town Manager Perry Williams and Mr. Bill Miller were sworn in by Chairman Dowell.

Mr. Bill Miller addressed the Board of Adjustment and gave a brief history regarding the acquisition of the property. He stated he had owned the 13-unit apartment building for thirty (30) plus years and wanted to secure its future existence. Mr. Miller asks the Adjustment Board to consider his request for a Condition Use Permit for property located at 125 W. Main Street. Interim Town Manager Perry Williams presented the Board Members with a letter of recommendation from Chief Tim Parks stating that the Yadkinville Police Department has received minimal amounts of calls from his complex. He added that Mr. Miller has always been accommodating and cooperative in assisting officers in the event of our responses.

Chairman Dowell asked if there were any questions from the Board or witnesses. No questions or comments were made, and Chairman Dowell closed the public hearing at approximately 7:25 p.m. for the Board Members to deliberate.

4. ACTION OF PUBLIC HEARING – CONDITIONAL USE PERMIT

Mr. Virgil Dodson stated his concern about the maintenance of the grounds and building if the property was sold. He requested a maintenance stipulation be added to the Conditional Use Permit. Chairman Dowell affirmed that *Section 9-3-147 #3 of the Zoning Ordinance. In granting the conditional use permit the Board of Adjustment may designate those conditions, in addition to those stated herein, which, in its opinion, assure that the use and its proposed location will be harmonious with the area and with the spirit of this chapter and clearly in keeping with the public welfare. All such additional conditions shall be entered in the minutes of the meeting at which the conditional use permit is granted, on the conditional use permit itself, and on the approved plans submitted therewith. All specific conditions shall run with the land and shall be binding on the original applications for the Conditional use permit, their heirs, successors, and assignees.*

Mr. Virgil Dodson made a motion that the Board of Adjustment grant the Conditional Use Permit with an addendum that the property and grounds be kept clean, mowed and building maintained. Mrs. Mary Reavis seconded the motion and passed unanimously.
Vote: 4/0

Chairman Dowell stated that the action of the Board is to grant the Conditional Use Permit with the added addendum.

5. OTHER BUSINESS

No other business was discussed.

6. ADJOURNMENT

With no further business, Chairman Rhyne Dowell made a motion to adjourn. The motion was seconded by Mrs. Chris Matthews and approved unanimously. The Board adjourned at approximately 7:30 p.m.
Vote: 4/0

Rhyne Dowell
Chairman

Steve Brown
Vice Chairman

Shelia B. Weathers

Shelia B. Weathers
Interim Town Clerk