

Minutes of the Yadkin County Board of Adjustment

February 11, 2013

Board Members Present:

Richard Foster- Chair
Jeff Smith –Vice chair
Larry Vestal
Landon Wagoner
Tim Swain – Alternate

Board Members Absent:

Charles Collins- Alternate
Gray Gentry

Staff Present:

Mike Poston, Director of Planning and Development
Dawn Vallieres, County Planner

Guests Present:

Russell McKittrick

Call to Order

Chairman Foster called the February 11, 2013 meeting of the Yadkin County Board of Adjustment to order at approximately 6:00 PM. Attendance and quorum were noted. Alternate Tim Swain was made a voting member for this meeting.

Approval of Minutes

On the procedural part of the minutes, the second vote needs to be added under the first meeting for Macemore. Chairman Foster called for a vote to approve the minutes of the January 14, 2013 meeting with the addition of the second vote to approve the Findings of Facts. Vice chair Jeff Smith made a motion to approve, Landon Wagoner seconded. The Board voted to approve the minutes 5-0.

Additional Business

Chairman Foster asked if there was any additional business. There being none, Chairman Foster opened the public meeting for the McKittrick petition.

Public Hearing- McKittrick

Conditional Use Permit Application- Article 17. Conditional Uses. Section 8. Expansion of a non-conforming use for Russell McKittrick at 1732 Route 21 Hwy, Hamptonville, NC 27020.

Staff gave a PowerPoint presentation on the McKittrick property. His residence is in the CB zoning and he would like to add a garage. The previous owner ran a beauty salon out of the residence prior to zoning. When the County adopted county wide zoning the parcel was given a community business designation. A Board member questioned where on 21 the property was. It is far south, south of 21 Motors. Setbacks were discussed. The building will meet double the required setbacks but since it is an expansion of nonconforming use it is only required to meet regular setbacks. Other requirements were covered.

#1. Access roads or entrance or exit drives with respect to such matters as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and other emergency.- **The property has driveway access onto U.S. 21 Hwy. U.S. 21 Hwy is an existing road providing emergency access.**

#2. Off street parking and loading areas where required and refuse and other service areas with respect to their impact upon the considerations in subsection 1 immediately above and the economic, noise, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood.- **Not applicable to this expansion because this is for strictly residential use.**

3. Utilities, water, sewerage, schools, fire, and police protection, and other necessary public and private services and facilities with respect to their location, availability and compatibility.- **Existing services are adequate to serve this expansion.**

#4. Landscaping, screening and fencing with respect to the effectiveness of their type, dimensions and character in minimizing the economic, noise, glare, odor and other impacts on and harmonizing the conditional use with adjoining properties and properties in the general neighborhood.- **Nonconformity is a residential use abutting residential uses. No buffering is required.**

#5. Signs, if any, proposed exterior lighting with reference to glare, traffic safety, economic effect, compatibility, and harmony with adjoining properties and properties in the general neighborhood.- **No signs proposed.**

#6. The type, size and intensity of the proposed conditional use, including such consideration as the size of the site, the location of the use upon it, the hours of operation, and numbers of people who are likely to utilize or be attached to the use, with respect to the impact upon adjoining properties and properties within the general neighborhood, and the purposes of the use district.

#7. Changes in surface drainage characteristics with respect to erosion, siltation, pollution, flooding, or other detrimental effects both on the site and other properties.- **Not applicable to this expansion.**

Mr. McKittrick explained to the Board that he wanted the garage for residential use only. No one came forward to speak against the expansion.

Potential future rezoning back to RA was discussed. Board members pointed out pros and cons to rezoning.

Chair Richard Foster asked if the mailings and posting were all done in accordance with the ordinance. They were. Only one person called, once the neighbor was informed it was for residential use only he had no concerns with the garage.

Regular Meeting- McKittrick

There was discussion regarding the proposed use.

A motion was made by Jeff Smith to accept the Findings of Fact as submitted by staff, seconded by Tim Swain and passed unanimously 5-0.

A motion was made by Landon Wagoner to approve the petition for a Conditional Use Permit for the expansion, seconded by Larry Vestal and passed unanimously 5-0.

Director Mike Poston asked, as a point of clarification for the Minutes, if number 6 on the requirements was found to not be a problem by the Board. Each point was discussed and found acceptable. Mr. McKittrick told the Board it would be a metal building by Morton Buildings.

Other Business

There was no other business.

Adjournment

With no other business to discuss, Tim Swain made a motion to adjourn, Richard Foster seconded, the vote passed unanimously 5-0, and the meeting was adjourned at approximately 6:30 p.m.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Board

Approved on _____

Chairman