

Minutes of the Yadkin County Board of Adjustment

September 8, 2014

Board Members Present:

Richard Foster- Chair
Jeff Smith –Vice chair
Tim Swain
Dale Holcomb

Board Members Absent:

Gray Gentry
Charles Collins- Alternate

Staff Present:

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

Guests Present:

Jeff Putman Kathy Putman

Call to Order

Chairman Foster called the September 8, 2014 meeting of the Yadkin County Board of Adjustment to order at approximately 6:00 PM. Attendance and quorum were noted. Dale Holcomb is now a regular member.

Approval of Minutes

Chairman Foster called for a vote to approve the minutes of the July 14, 2014 meeting. Tim Swain made a motion to approve, Jeff Smith seconded. The Board voted to approve the minutes 4-0.

The Board Adjourned the Regular Meeting to hold a Public Hearing. Chairman Richard Foster asked if everyone wishing to speak had signed in. He then affirmed all those who planned on speaking.

Public Hearing- Jeff Putman on Bryant Road

Conditional Use Permit Application- Article 15 Nonconforming Uses. Section 5. Conditional Use Permit Required for Any Proposed Alteration, Expansion, Change or Resumption of a Nonconformity

Chairman Richard Foster asked if mailings had been sent to all adjacent landowners. They have.

Director Michael Poston covered nonconforming uses. This commercial building had been used for retail purposes prior to zoning which gave it nonconforming status.

Staff gave a presentation on the Jeff Putman application.

A Board member asked if there was a business currently in the building? Yes, the lower level is used for a landscaping/mowing business. The upper level had been used for retail furniture sales, then leased to a church but is now vacant.

Chairman Richard Foster asked if anyone wished to speak for the proposal.

Jeff Putman came forward, passed out a short paper explaining his plan of operation, and spoke. He said it was listed as a commercial driving school but he would only be licensed by the state to teach driver's education to people who had never had a license before, mostly teens but occasionally an adult who has never had a license.

A Board member asked what percent of the time would be in the existing commercial building? 30 hours of classroom time per class in the building. During the summer he might be able to get it done in one week but during the school year only two hours a day. The greatest majority of his teaching will be done on the road.

A Board member asked if it was one on one teaching? Mr. Putman said usually. The state does allow for up to three students in the car but they are paying for private instruction and it limits liability having one at a time.

Chairman Richard Foster asked twice if anyone else wished to speak against this project. No one came forward. The Board concluded the public hearing on the Jeff Putman Change of Nonconformity on Bryant Road public hearing.

Regular Board Meeting

Chairman Richard Foster the Board if they had any questions or comments. The Board discussed the proposal.

Chairman Richard Foster asked if mailings had been sent to all adjacent landowners. Staff replied that mailings had been sent, property posted and an advertisement put in the Ripple.

Chairman Foster asked if any Board member wanted to make a motion regarding the project.

Jeff Smith made a motion to approve. Tim Swain seconded. There being a motion on the table...the vote was 4-0 to approve.

Jeff Smith made a motion to approve the Findings of Fact as submitted. Tim Swain seconded. There being a motion on the table...the vote was 4-0 to approve the Findings of Fact.

Other Business

Director Michael Poston wanted to let the Board know that when the County Commissioners reappointed Board members the Commissioners commented on the value of the work that the Board of Adjustments and Planning Board do and that they were very appreciative.

Adjournment

With no other business to discuss, a motion to adjourn was made and seconded, the vote passed unanimously 4-0, and the meeting was adjourned at approximately 6:20 p.m.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Board

Approved on 11/10/2014