

Minutes of the Yadkin County Board of Adjustment

November 9, 2015

Board Members Present:

Richard Foster- Chair
Jeff Smith –Vice chair
Dale Holcomb
Scott Pipes
Charles Collins- Alternate

Board Members Absent:

Tim Swain

Staff Present:

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

Guests Present:

David C. Mathews
Chuck Wooten

Terry Hutchens

Edward Choplin

Call to Order

Chairman Foster called the November 9, 2015 meeting of the Yadkin County Board of Adjustment to order at approximately 6:00 PM. Attendance and quorum were noted. Alternate Charles Collins was made a regular member for this meeting.

Approval of Minutes

Jeff Smith made a motion to approve the minutes from the June 8th 2015 meeting as submitted. Dale Holcomb seconded. Motion was approved 5-0.

The Board Adjourned the Regular Meeting to hold a Public Hearing. Chairman Richard Foster asked the guests if they had signed in. They had. Everyone who wished to speak was sworn in.

Public Hearing- Ed & Teresa Choplin

Conditional Use Permit-Ed & Teresa Choplin -Article 17- Small shop in Rural Agriculture

Chairman Richard Foster asked if anyone wished to speak for the proposal. Ed Choplin came forward. Currently, his wife and daughter operate a florist shop on Siloam. He explained that they wanted to open a flower shop in a cottage on property across the street from their house. The history of the property was discussed.

Chairman Richard Foster asked if he understood the process? Mr. Choplin replied that he did.

Rezoning versus conditional use permit was discussed. The site plan and setbacks were discussed.

Chairman Richard Foster asked if anyone else wished to speak in favor of the proposed change. No one came forward.

Chairman Richard Foster asked twice if anyone wished to speak against the proposed change. No one came forward.

The Board concluded the public hearing on the Ed & Teresa Choplin Conditional Use Permit request.

Regular Board Meeting

Chairman Richard Foster asked the Board if there was any discussion on the request.

A Board Member asked if it was existing gravel on the drive? Yes.

A Board Member asked if any other buildings were proposed? No.

Staff gave a presentation on the proposal. Staff mailed notices to all adjacent property owners, advertised the hearing and posted the property.

The Board went through the standards for approval.

Director Mike Poston asked the Board to consider approving or amending the Findings of Facts as they saw fit.

The general standards were covered.

Jeff Smith made a motion to approve the Conditional Use Permit request. Dale Holcomb seconded. There being a motion on the table...the vote was 5-0 to approve the Conditional Use Permit for a small shop in a Rural Agriculture zone.

Public Hearing- East Bend Builder's Supply, Inc.

Conditional Use Permit-East Bend Builder's Supply, Inc. -Article 17-Change of a Nonconforming Use

Staff gave a presentation on proposal.

Chairman Richard Foster asked if anyone wished to speak in favor of the proposal. Dave Mathews came forward. He spoke about the history of the business. The sawmill use has been greatly reduced. They have a potential buyer who would like to keep the nonconforming use distinction for his business. Mr. Mathews covered all the industrial features of the property.

The Board discussed the site plan and site access.

Chairman Richard Foster asked if anyone else wished to speak in favor of this petition. No one came forward.

Chairman Richard Foster asked twice if anyone wished to speak against the proposed change. No one came forward.

The Board concluded the public hearing on the East Bend Builder's supply, Inc. Conditional Use Permit request.

Regular Board Meeting

A Board member asked if they were going to have the sawmill in the basement and retread upstairs? Safety concerns were discussed.

Retail tire sales will be upstairs. Downstairs will be the tire recapping. The ceiling in the basement is about 14 -15 feet, it is concrete.

Director Mike Poston said that if they were just adding a use and continuing the existing use it would be an expansion of a nonconforming use and would be just a little bit different from this. The only thing the board is looking to approve is the new use.

The potential buyer was present. The tire recapping process was discussed.

A Board member asked if any of the other buildings would be used, if they had power to them? No. They used to have three phase power to the back building and to the sawmill building where they did planing but they currently have no power to them.

Scott Pipes made a motion to approve the Conditional Use Permit request. Jeff Smith seconded. There being a motion on the table...the vote was 5-0 to approve the Conditional Use Permit for change of a nonconforming use.

Adjournment

With no other business to discuss, a motion to adjourn was made and seconded, the vote passed unanimously 5-0, and the meeting was adjourned at approximately 6:35 p.m.

Respectfully Submitted,
Dawn Vallieres, Secretary to the Board

Approved on _____

DRAFT