Minutes of the Yadkin County Board of Adjustment

March 14, 2016

Board Members Present:

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

Board Members Absent:

Staff Present:
Dawn Vallieres, Interim Planning Director

Guests Present:
Shawn Anderson Danielle Anderson

Call to Order

Chairman Foster called the March 14, 2016 meeting of the Yadkin County Board of Adjustment to order at approximately 6:00 PM. Attendance and quorum were noted. No alternates were needed for this meeting.

There was a short discussion about the tax credits relating to solar farms.

Approval of Minutes

Dale Holcomb made a motion to approve the minutes from the January 11th 2016 meeting as submitted. Scott Pipes 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- Shawn Anderson

Conditional Use Permit-Shawn Anderson -Article 17- Home Occupation of a Commercial Nature- Auto Detailing Shop

Interim director, Dawn Vallieres explained that the applicant had pulled permits for a residential building and had said that he was going to use it for auto detailing. Unfortunately there had been a lack of communication in the permits office. If it was an attached building it would be considered a home occupation and could be approved administratively but since it was not a

connected building it would need to be approved as a Home Occupation of a Commercial Nature.

Chairman Richard Foster asked if anyone wished to speak for the proposal. Shawn Anderson came forward. They clean cars for local dealers. He had put up the sign so that people didn't stop by thinking it was a garage.

Staff mailed notices to all adjacent property owners, advertised the hearing and posted the property.

Chairman Richard Foster said he had a question on the setback. Interim director, Dawn Vallieres explained that it does meet double the setbacks of an accessory building for the conditional use permit. Since the applicant lives on the property this building would be considered an accessory building.

Chairman Richard Foster asked the applicant if he understood the setbacks? Mr. Anderson replied that he did.

A Board member asked about the temporary building behind the garage. Mr. Anderson said that it was a movable wooden building. Because it is a temporary building it doesn't have to meet double the setbacks? The temporary building does not have to meet double the setbacks because it is not related to the business.

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 Shawn Anderson Conditional Use Permit request.

Regular Board Meeting

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

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 a Home Occupation of a Commercial Nature.

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

Dawn Vallieres

Approved on 6/13/2016