



**TOWN OF YADKINVILLE
BOARD OF ADJUSTMENT
MONTHLY MEETING MINUTES
DECEMBER 18, 2017**

6:00 P.M.

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

BOARD OF ADJUSTMENT MEMBERS

(PRESENT/ABSENT):

Steve Brown – Chair-ABSENT
Virgil Dodson
Mary Reavis
Perry Snow
Chip Thomas- Vice Chair
Dale Wilhelm
H. L. Wooten

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Richard Smith – Planning Advisor

Quorum is met – Meeting proceeded

1. MEETING CALLED TO ORDER

Mr. Chip Thomas called the meeting to order at 6:00 p.m. and established that a quorum was present to conduct Board business.

2. APPROVAL OF MINUTES

Ms. Mary Reavis motioned to approve the July 24th, 2017 and October 16th, 2017 Board of Adjustment meeting minutes. Mr. Perry Snow seconded the motion and the motion passed unanimously.

Vote: 6/0

3. NEW BUSINESS *(Attachment #1)*

Mr. Chip Thomas administered the oath for sworn testimony to Mr. Richard Smith, Mr. Perry Williams, Mr. John Goins, Chief Tim Parks, Mr. Gilbert Brown, Mr. Keith Vestal and Mr. Max Casey at the beginning of the proceedings.

Planning Advisor Richard Smith gave an overview of the variance request (VAR-2017-01) by the applicant the North Carolina Highway Patrol and North Carolina Department of Transportation (owner) located at 1640 Shacktown Road, further identified as PIN #5816-0076-2767. He stated that the request was for a 175-foot setback variance to construct a public

communications tower. Mr. Smith noted that the property was located within the Town's extraterritorial jurisdiction (ETJ) and located in the Residential Office (R-O) Zoning District. At the conclusion of the overview, Planning Advisor Richard Smith stated that the Board needed a concurring vote of four-fifths (4/5) of the entire board membership in order to grant a variance from the Ordinance provisions. He also reminded the Board that voting on any issue should be done by a show of hands. He stated that for the matter before them this evening, the Board would need to vote to approve, approve with conditions, deny, or defer the matter until a later date.

Mr. John Goins, Engineer for North Carolina State Highway Patrol presented the site plan. He noted the tower would be set up for public use only to include the VIPER System. Mr. Goins explained that the desired tower height of 380 feet, was reduced to 300 feet to accommodate the Town's ordinance, and any further reduction in height would inhibit the use of the tower. He said that the tower is being installed to provide coverage of Public-Safety Communications. The location of the tower would not affect NCDOT movement or equipment on their existing maintenance facility site. Mr. Goins apprised the Board that the 300-foot tower is designed to fall within the 200-foot setback radius to ensure the public's safety and immediate surrounding area of the proposed location, while increasing coverage of Public-Safety Communications.

Mr. Max Casey, North Carolina Highway Patrol explained the VIPER System as a voice interoperability plan for emergency responders. He gave some history of the system, and described it as a way for multiple agencies to communicate. Police Chief Tim Parks noted that the VIPER System would be very beneficial for the Yadkinville Police Department. Mr. Keith Vestal, Emergency Services Director for Yadkin County stated that Yadkin County had ten (10) Fire Departments, Four (4) Police Departments, a Sheriff's Office, a Rescue Squad, Emergency Medical Services, and the Fire Marshall's Office, which use radio frequencies to communicate. Mr. Vestal explained radio traffic could get extremely heavy at times, causing communication difficulties. He recommended implementing the VIPER System to decrease radio traffic and increase the ability to communicate with different agencies outside of their frequencies. Mr. Gilbert Brown a retired state employee and owner of adjacent property told the Board that he supported the construction of the VIPER Tower and that he viewed it as a positive for all parties involved. Planning Advisor Richard Smith apprised the Board that the proposed location of the tower is a good fit considering that the proposed location is public property, which is exempt in the ordinance. He reminded the Board that towers are typically only permitted on property zoned Highway Business (B-2) in the Zoning Ordinance, however public facilities are excluded from this requirement.

After some questions and discussions from the Board of Adjustment, Mr. Virgil Dodson made a motion to approve VAR-2017-01 and Findings of Fact as presented by the Planning Advisor Richard Smith. Mr. H. L. Wooten seconded that motion and the motion passed unanimously.
Vote: 6/0

4. OTHER BUSINESS

There was no other business to discuss.

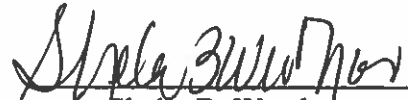
5. ADJOURNMENT

With no further business, Mr. Dale Wilhelm made a motion to adjourn. The motion was seconded by Mrs. Mary Reavis and the motion was approved unanimously. The Board adjourned at approximately 6:29 p.m.

Vote: 6/0



Chip Thomas
Vice-Chair



Shelia B. Weathers
Town Clerk