



**TOWN OF YADKINVILLE  
BOARD OF ADJUSTMENT  
MONTHLY MEETING MINUTES  
APRIL 15, 2019**

**6:00 P.M.**

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

**BOARD OF ADJUSTMENT MEMBERS**

**(PRESENT/ABSENT):**

Steve Brown – Chair

Virgil Dodson

Town Manager

Anna Logan Howe

Mary Reavis

Tony Snow

R. J. Speaks – ABSENT

Chip Thomas – Vice Chair

**TOWN OFFICIALS**

**PRESENT:**

Perry Williams – Town Manager

Shelia Weathers – Interim Assistant

Nick Smith – Planning Director

Quorum is met – Meeting proceeded

**1. MEETING CALLED TO ORDER**

Mr. Steve Brown called the meeting to order at 6:01 p.m. and established that a quorum was present to conduct board business.

**2. APPROVAL OF MINUTES**

Mr. Virgil Dodson moved to approve the January 28, 2019 Board of Adjustment meeting minutes. Mr. Chip Thomas seconded the motion and the motion passed unanimously.

Vote: 6/0

**3. NEW BUSINESS**

Chair Steve Brown swore in Planning Director Nick Smith, Applicant Bill Scantland, Mr. Larry Miller, Mr. Jim Downey, Mr. Nick Wylie, Mr. Foy Brown, and Mr. Frank Zachary. Planning Director Smith gave an overview of the Conditional Use Permit (CUP-2019-02) request made by Applicant Bill Scantland, to permit the Multi-Family Dwelling land use in the Residential High-Density zoning district. The subject property is located on an unaddressed parcel on Progress Lane in Yadkinville and can be further identified as property identification number (PIN) 5816-29-6059. Planning

Applicant Bill Scantland provided testimony on the background of the request and the need for a conditional use permit. Mr. Virgil Dodson asked if the project is government-funded, and Applicant Bill Scantland explained the Low-Income Housing Tax Credit program. Mr. Steve Brown asked about the income levels that residents must have in order to be accepted onto the property, and Applicant Bill Scantland explained that this property will accept people who have an income between \$18,000 a year and \$50,000 a year. Mr. Chip Thomas asked why this project is desirable or essential to the Town of Yadkinville, and Applicant Bill Scantland explained that Sienna Heights currently has 100% occupancy and 100 households on the waiting list and reviewed the statistics in a recent market study of housing needs in Yadkin County. After these questions, citizens were invited to present testimony on the proposed conditional use permit.

Mr. Larry Miller of 1324 Cross Creek Drive stated that he lives adjacent to the subject property and is concerned that the structures will be too close to his property. Mr. Miller requested that the Board increase the buffer requirements for the property as a part of the conditional use permit.

Mr. Jim Downey of 1332 Cross Creek Drive stated that he has concerns about the landscaping barriers between the subject property and properties along Cross Creek Drive. Mr. Downey also requested that the Board increase the buffer requirements for the property as a part of the conditional use permit.

Mr. Nick Wylie of 203 Taylor Street expressed concerns on traffic, speeding, and noise along Progress Lane, noting that the street ought to be upgraded with street lights and sidewalks to make pedestrians safer.

Mr. Foy Brown of 1336 Cross Creek Drive expressed concerns on property values along Cross Creek Drive and expressed his opposition to the proposed land use.

Mr. Frank Zachary of 1347 Cross Creek Drive also expressed concerns on property values along Cross Creek Drive and expressed his opposition to the proposed land use.

Mr. Smith stated the seven findings of fact that the Board needed to approve when making a decision regarding the request. Mr. Virgil Dodson made a motion to approve the finding of the facts for CUP-2019-02. Mr. Tony Snow seconded that motion and the motion passed unanimously.

Vote: 5/0 (Mrs. Mary Reavis was recused from voting)

The Board began a discussion among themselves about the property and site plan. Mr. Chip Thomas asked Planning Director Smith if these site plans are set in stone if the conditional use permit is granted. Planning Director Smith replied that Applicant Bill Scantland was required to submit only a few features of the site plan as part of the conditional use permit process. The limited number of features that are part of this process will be set in stone, and other features will be discussed during the application for a Zoning Permit at a later date.

The members of the Planning Board had a deeper discussion on conditions to add the development as part of the conditional rezoning process, with a focus on buffer yards,

fencing, and landscaping. Mr. Chip Thomas started a discussion on requiring Leland Cypress along the South and East property lines to improve screening and buffering.

Mr. Chip Thomas moved that the Planning Board attach five conditions to CUP-2019-02 as part of the conditional use permit process. The five conditions are:

1. The width of the required street yard is increased to twenty (20) feet.
2. The width of the required Type 1 Buffer Yard along the South and East property lines shall be twenty (20) feet and the Type 1 Buffer Yard Small Tree requirement shall be met by Leland Cypress at the frequency of one (1) Leland Cypress every eight (8) feet.
3. The required Type 1 Buffer Yard along the South and East property lines shall have a vinyl fence at a height of six (6) feet.
4. There shall be sidewalks on both sides of every road and parking lot in the development

The motion was seconded by Mrs. Anna Howe and the motion passed unanimously.  
Vote: 5/0 (Mrs. Mary Reavis was recused from voting)

Mr. Virgil Dodson made a motion to approve the Conditional Use Permit (CUP-2019-02) with the attached conditions. Mr. Tony Snow seconded the motion and the motion passed unanimously.

Vote: 5/0 (Mrs. Mary Reavis was recused from voting)


#### **4. OTHER BUSINESS**

There was no other business to discuss.

#### **5. ADJOURNMENT**

With no further business, Mr. Virgil Dodson moved to adjourn. The motion was seconded by Mary Reavis and the motion passed unanimously. The Board adjourned at approximately 7:10 p.m.

Vote: 6/0

  
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Anna Logan Howe  
Acting Chair