

MINUTES
BOARD OF ADJUSTMENT MEETING
September 27, 2021
5:30 PM

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
Sharon T. Bryant, Jeff Church, Leah Hamilton, Lucy McCarl, Tim Scobie

STAFF PRESENT VIA TELECONFERENCE:
Jenny Wheelock, Hannah Williams, Lauren McKinney

A quorum was established and Chairperson Bryant called the meeting to order.

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of January 25, 2021. Board Member Scobie seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. Clayton Homes of Conover

Applicant: Clayton Homes of Conover
Owner: Teresa Minton
Location: 1516 Dulatown Road
V# 1-21 Variance to section 710; Special Front Yard Requirements

Recommended Action: Staff recommends approval of the variance request.

Jenny Wheelock and Matthew Vaughn were placed under oath.

Planning Director, Jenny Wheelock entered the staff report and addendum into the record and affirmed the information is true to the best of her knowledge. The addendum contains recommended conditions and clarification on the variance.

Wheelock stated that the existing mobile home is allowed to be replaced in a conforming location under the City's code. However, the existing footprint does not meet code. The requested variance would allow the replacement to maintain the existing encroachment. As detailed in the staff report the topography makes the alternative placement difficult.

The applicant, Matthew Vaughn of 1230 Conover Blvd SW, Conover NC 28613 stated if there were any other placement or options to put the home, we would do so. We are looking to keep the home in the same footprint and replace with a new energy efficient single-wide.

Chairperson Bryant closed the public hearing.

Board Member Church made a motion to approve the request based on the proposed variance and findings on page 4 of the staff report, subject to the conditions of the approval found in the addendum. Board Member McCarl seconded the motion, which was voted upon and passed unanimously.

ADJOURNMENT:

There being no further business to be brought before the Board, Chairperson Bryant adjourned the meeting at 5:55 p.m.

Sharon T. Bryant, Chair

Jenny Wheelock, Planning Director