

BOARD OF ADJUSTMENT MEETING MINUTES
Monday, August 27, 2012
6:00 pm

Members Present: Herman Johnson, Betty Hall, Laurie Jarrett, Tad Martin, Jimmy Lemons, Philip Morgan, Don Waugh, and Sandra Masho
Members Absent: n/a
Also Present: Manager Jeff Earp, Clerk Melanie Hamilton

Call to Order – Chairman Johnson called the meeting to order with the members sitting as the Board of Adjustment.

Approval of Minutes from the July 2, 2012 Meeting – After brief discussion, Board Member Waugh made a motion to approve the minutes. The motion was approved 8-0.

New Business

Manager Earp presented the Board with a variance request received from the Brian Coker. Mr. Coker is requesting a variance of Town Ordinance, Section 155.120, Table of Area, Yard & Height Regulations for a lot #3 located off Pelham Street and Duke Street (Tax Map #13-7-44D). The request is to reduce the required side yard setbacks from 15ft to 2.5 ft (abutting Duke Street) and back yard setback from 25% lot depth to 35ft.

A formal request was written by the requestor and presented to the Board of Adjustment and the meeting of the Board of Adjustment was advertised in a public notice in a newspaper of general circulation. The adjoining property owners were also notified by notice sent via US mail.

Mr. Coker spoke briefly to the Board about his 4th generation property that he is attempting to put a mobile home on in order to help a family member out. Due to the constraints of a land owner right of way (Duke Street) and the sewer line, a variance is the best way for him be able to utilize the property within the 45 day mobile home financing window.

After discussion, Board Member Martin made a motion to approve the variance request on lot #3 located off Pelham Street and Duke Street (Tax Map #13-7-44D) reducing the required side yard setbacks from 15ft to 2.5 ft and back yard setback from 25% of lot depth to 35ft. Board Member Morgan seconded and motion carried 8-0.

With no further business to be discussed, Board Member Lemons made a motion to adjourn. Motion carried 8-0.


Herman Johnson, Chairman

Date: 12/27/12