**BOARD OF ADJUSTMENT MEETING MINUTES**

**August 1, 2016**

**8:00 pm**

Members Present: Buddy Boggs, Lee Lovette, Jeff Fogleman, Kelly Allen, Steve Lineberry

Members Absent: n/a

Also Present: Manager Jeff Earp, Attorney Gill Frazier

**Call to Order**

Chairman Boggs called the meeting to order at 8:00 pm.

# Approval of the Agenda/Minutes from March 28, 2016 Meeting

Board Member Allen made a motion to approve the agenda and the minutes from the March 28, 2016 meeting. Board Member Lineberry seconded. The motion was approved 5-0.

**Swearing In**

Attorney Frazier swore in Shawn Riggan and Manager Earp in order to receive testimony related to the variance request.

**Public Hearing**

8:05 pm

Chairman Boggs started the hearing on a variance request. Manager Earp presented the Board with a request from Shawn Riggan, owner of 1831 Haw River Hopedale Road. The parcel is legally described as Tax Map #5-6-85 in the Alamance County registry. He is requesting a variance of the portion of Town Zoning Ordinance that requires a Class B manufactured home to meet or satisfy construction standard (e) for Class A manufactured dwelling in order to place single wide mobile home on a parcel zoned R-18 (as per Town of Haw River Zoning Ordinance Chapter 155: Zoning Code Section 155.006 Definitions, Manufactured Dwelling). Mr. Riggan is requesting a variance to use a substitute material for the required standard of masonry or brick foundation. Manager Earp informed the Board that all necessary notifications and postings of the variance requests have been completed and that a super majority vote (4/5 affirmation vote) is required in order for the variances to be approved.

The Board discussed the issue and found that a hardship did exist due to the shape and topography of the lot and that all the conditions in Haw River Land Usage Ordinance 155.267 (c) 1 thru 6 were satisfied. Additionally, the Board discussed their desire to have this variance be conditional and that if any changes are made on the property that would effect this decision that the property owner return to the Board for additional approval.

After discussion, Board Member Allen made a motion to approve the variance request for 1831 Haw River Hopedale Road on the condition that if any changes are made on the property that would affect the variance decision that the property owner return to the Board for additional approval. Board Member Allen stated that the Board of Adjustment had found that all requirements set forth in §155.267 POWERS OF THE BOARD, Variances, (C) 1-6 had been satisfied and that a variance be granted to Mr. Riggan of 1831 Haw River Hopedale Road. Motion was seconded by Board Member Fogleman. Motion carried 5-0.

Manager Earp reminded the property owner that this variance is not final until a 30 period has passed in which the public can appeal this decision.

8:24 pm

With no further business to be discussed, Board Member Fogleman made a motion to adjourn. Board Member Allen seconded and motion carried 5-0.

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Buddy Boggs, Chairman