

December 12, 2011

The Union County Board of Adjustment met in regular session on Monday, December 12, 2011 at 7:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street, with Chairman Bill McGuirt presiding.

BOARD MEMBERS PRESENT: Vice-Chairman Darren Greene, Mark Tilley, Rick Davis, Louis Philippi and Neil Forrest

BOARD MEMBERS ABSENT: Chairman Bill McGuirt

ALSO PRESENT: Richard Lee Jenson, Land Use Administrator and Bill Sturges, Attorney for the Board

Vice-Chairman Darren Greene called the meeting to order at 7:00 p.m.

REGULAR MEETING

- A. Approval of minutes from November 14, 2011
Mark Tilley made a motion to approve the minutes, seconded by Rick Davis. Motion passed unanimously.
- B. Continued discussion of Steve Wesenberg, Temporary Mobile Home Permit #091

Vice-Chairman Darren Greene asked Lee Jenson to come forward and be sworn in.

Mr. Jenson stated he went to the house site and spoke to Mr. Wesenberg and the house that he currently lived in was no longer in a livable condition. No one is in that house now and since his mother died, he is living in her home. Mr. Jenson stated to him that he could only have one house on the property and that the Board could revoke the Temporary Permit and he could continue to have one house on the property. Mr. Wesenberg stated that he would demo the one that is in bad shape and reside in the current one.

Mark Tilley made a motion to not renew the Temporary Mobile Home Permit for Steve Wesenberg #091, seconded by Rick Davis. Motion passed unanimously.

PUBLIC HEARING

- A. “Special Use 2011-005” – Vanessa Massey-Quinn requesting a “Special Use” under Section 54 and Appendix I of the Union County Land Ordinance to place a Class B manufactured home in a R-40 zoning district. Located at 916 Willoughby Road, being on Tax Map 06-006-013; presently zoned R-40.

Vice-Chairman Darren Greene asked Mr. Jenson if the petition submitted was complete. Mr. Jenson stated the petition was complete.

Vice-Chairman Darren Greene asked if any Board member had a conflict with this agenda item. No one came forward.

Mark Tilley made a motion that this would be heard as a new petition tonight; seconded by Neil Forrest Jr. Motion passed unanimously.

Mr. Jenson came forward and presented the following staff analysis:

PRE-HEARING STAFF ANALYSIS

Special Use Petition No. 2011-005

Property Owner: Elnorah Massey

Petitioner: Vanessa Massey-Quinn

Location: Willoughby Rd.

Request: Grant request to place Class B Manufactured Home.

Summary

This petition seeks approval to place a Class B Manufactured Home on approximately one acre of property.

Existing Zoning

North

The area to the north is zoned R-40.

East

The area to the east is zoned R-40.

South

The area to the south is zoned RA-40.

West

The area to the west is zoned R-40.

Subject Property

The petitioned property is currently zoned R-40.

Existing Land Use**North**

The area to the north consists of a church, low to medium density residential development, and vacant.

East

The area to the east consists of low density residential development, agriculture, and vacant.

South

The area to the south consists of low density residential development, agriculture, and vacant.

West

The area to the west consists of low to medium density residential development, agriculture, and vacant.

Subject Property

The subject property is currently vacant.

Proposed Land Use

The Union County, North Carolina 2025 Comprehensive Plan calls for this area to develop as Residential Low-Density (0-1DU/Acre).

Mr. Jenson stated that the minor subdivision had been approved by the Planning Department. He also stated that we sent out new notices to all adjoining property owners.

Mr. Jenson presented the copy of the Power of Attorney as requested into evidence as Exhibit #1 and the Petition from the adjoining property owners as requested as Exhibit #2.

Vice-Chairman Darren Greene asked everyone presenting evidence to come forward and be sworn in.

Vanessa Massey Quinn came forward and was sworn in and stated she did provide what was requested from the last meeting.

Louis Philippi made a motion to close the Public Hearing; seconded by mark Tilley. Motion passed unanimously.

After discussions and deliberations were made by the Board, Mark Tilley made a motion to approve the Special Use Permit as submitted, seconded by Rick Davis. Motion passed unanimously.

There being no further business to come before the Board at this time, the public hearing was adjourned at 7:30 p.m.

Respectfully submitted,

Susan R. Calkins
Secretary to Board of Adjustment

