

Richlands Board of Zoning Appeals Public Hearing

September 28, 2021

Board Members Present:

Gene Hurst Jr., Chairman

George Brown

Bill Patton

Gaynelle Thompson

Town Staff Present:

John O'Daniel

Nathan Keen

Brad Pruitt

Guests: Jim from First Sentinel Bank

Shea Cook representing the Lester Family

Gene-The meeting was called to order by Gene Hurst. The purpose of the meeting was a variance requests from Scottie, Shanna, and Cody Lester for property located at 107 Ridge Avenue (Tax Map Number 105A40301 0008-0009). The variance requests was for 154.052 (D) Area Regulations requires 12,000 square feet of land for 2 units/homes, Ordinance 154.057 Special Provisions For Corner Lots and Section (B) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory building and Section (C) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet to place a tiny house beside of existing home.

John-Letters from the adjoining property owners Linda Tarrence, Faye Street, and Steven Tarrence stating they are against the building of the tiny home were also presented to John.

Shea-Maps and photos of the property were shared, and Mr. Cook provided details of his clients proposed tiny home.

Brad-Ok how much of a variance are we requesting?

Nathan-They are requesting 25 feet variance from both roadways and 1,500 square feet on the area requirements.

All-Talked about traffic flow and children in the area the tiny home may cause problems.

Gaynelle-There is a small building sitting on the lot. How much land does it take up? May need to change the position of the house.

Shea-If we need to move the out-building we can accommodate that.

Jim-I represent First Sentinel Bank and the property at 212 Center Street. Our view is it would take away the value of our home. We would say no on that fact. The Lesters are fine people and nothing against them but we are looking for the best interest of our property.

Shea-She is open to move the tiny home and also maybe purchasing a smaller home. They come in all sizes. Any guidance would be helpful to my client.

Gene-Ok we will let you all leave so we can make our decision. Thank you all for coming.

All-Talked about what we could and could not allow in the town to follow state law and safety issues with the town roadways.

After the question and answer with Mr. Cook, Gaynelle Thompson made the following motion:

The Board of Zoning Appeals approve the variance to the Lester family for the property located at 107 Ridge Avenue (Tax Map Number 105A40301 0008-0009) for the variance requests of 154.052 (D) Area Regulations requires 12,000 square feet of land for 2 units/homes, Ordinance 154.057 Special Provisions For Corner Lots and Section (B) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory building and Section (C) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet to place a tiny house beside of existing home.

No one seconded the motion. Motion failed. All other members voted "no".

Gene-Motion failed to pass. 3 to 1 on votes.

Gene made the motion to adjourn, seconded by Bill Patton; all members voted "aye" and the meeting adjourned.

Submitted by: Nathan Keen