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Members Present: Sara Smith, Chair; Sandy Zimmerman, Vice-Chair; Stuart Jenner, Suzy Christensen, Betty Schopp, Alternate

Staff Present: Ron Wallace, Zoning Administrator; Suzanne Hedden, Secretary

Visitors: Arlin George Hatfield, Dennis Hood, Debbie Woody, Joanna Atkisson, Angela Carr, Charles Carr, Jacquelynne Ashe, Gail Criss, Gilbert Nicolson, Amber Rasid, Priscilla Johnson, Tiffany Lamb

Chair Sara Smith called the meeting to order at 6:00 pm.

Mrs. Smith stated that approval of the previous meeting's minutes will be reviewed at the end of the meeting, to give board members a chance to review the information.

**NEW BUSINESS**

1. **Hear Application BOA-23-04 for a "Special Use" Group Project permit for converting an existing 12-unit mobile home park owned by Betty Blake into a 15-unit tiny home village. Each of the prefabricated single-family homes will measure approx. 401 Sq. Ft. and be located within an 8,000 Sq. Ft. lot as required by the Town of Hayesville Zoning Ordinances. Project lot size is 7.128 acres and located at Riverbend Dr., Hayesville, NC 28904. Tax map Pin #45017118501, Deed Book #122, Page #102, Zoning District R-2.**

Mrs. Smith gave a detailed explanation and emphasized guidelines for the purpose of the meeting.

Debbie Woody (Realtor – Sunrise Realty, Hayesville, NC) was sworn in and stated that she represents Ms. Blake, current owner of the trailer park. She had earlier presented a document signed by Ms. Blake, allowing Ms. Woody to be her representative.

George Hatfield, a land owner with property adjoining Ms. Blake's property, approached the conference table and was sworn in:

Hatfield: "How will the tiny homes be sold?" "Will it be a government project?"

Woody: "Individual ownership."

Hatfield: "What about septic tanks?"

Woody: "The trailer park is approved for fifteen (15) sites at this time."

Hatfield: "Will there be a fence dividing the tiny home village and my property?"

Woody: "It will be governed by an HOA and will be more structured than it is now."

Gilbert Nicolson was sworn in and stated that he is a neighbor to the trailer park, and expressed his concern for the current renters in the trailer park. Additionally, he questioned the septic system, and, Ms. Woody stated that the septic system is already in place. He was also concerned about the flooding situation on the property; Ms. Woody and Zoning Administrator Wallace confirmed that the

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tiny houses will be built in compliance with building codes and regulations. Ms. Woody also reiterated that flood studies have already been conducted on the property.

When a distraught tenant in the audience interrupted with “Will they throw me out?”, Mrs. Smith very respectfully stated that we (Board of Adjustment members) have nothing to do with that matter.

Gail Criss, another neighbor, was sworn in and stated her concern: “We have a shortage of available housing in Clay County; will this help or complicate?”

BOA member Suzi Christensen asked if there is a contract contingent on this. Ms. Woody answered that the sale is contingent on this matter and the buyer is not interested in the property if the Special Use permit is not approved.

Ms. Criss interjected: “Ask yourself, is a tiny home a home for a family?”

Conversation continued:

Mr. Hatfield: “Do the current tenants have contracts?”

Ms. Woody: “They have thirty (30) day leases.”

Jacquelynne Ashe (Real Estate agent for buyer) approached the table and was sworn in. She mentioned that the tiny homes will be affordable for senior citizens and there will be rules governing the property. BOA member Betty Schopp asked if it will be like Sundowners RV Park, to which Ms. Ashe stated that RVs will not be allowed.

Ms. Christensen asked “Why do we have to decide on this change?” Ms. Smith advised we are only voting on a Special Use permit.

When attending tenants became very agitated about this situation, Ms. Woody stated that her ‘For Sale’ sign has been at the entrance to the property for several months. She also informed the tenants that Ms. Blake did not want to upset the tenants until she knows she has a sale. Ms. Smith interjected: “Since you knew it was for sale, the owner assumed the tenants were aware if it sold they might have to move. There will be no mixture of trailers and homes. We are only asking for a permit to change from trailers to tiny homes. We are not supposed to let personal feelings have any bearing on our decision.”

Board member Sandy Zimmerman emphasized that BOA members are not responsible for tenants having to move.

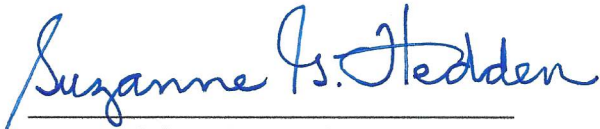
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Ms. Smith called for a vote on the Special Use permit. A motion was made by Stu Jenner to accept the variance change. Ms. Christensen seconded the motion. Motion approved unanimously.

**MINUTES**

Mr. Jenner made a motion to accept the minutes of the September 2023 meeting. Ms. Schopp seconded the motion. Motion approved unanimously.

Ms. Zimmerman made a motion to adjourn the meeting at 7:30 pm; Ms. Christensen seconded the motion.



Respectfully submitted,  
Suzanne G. Hedden, Secretary



Sara Smith  
Chair