

Town of Hayesville
Board of Adjustment
Meeting Minutes November 17, 2022

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: Joe Slaton, Mayor; Heather Carpenter, Lee Arnold, Helen Kloock, John Buckley, Cathryn Low Bauer, Mylan Hall, Kathy Hall, Penny J. DeZess, Anthony Strickland

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

MINUTES

Stuart Jenner moved to approve the minutes of the April 14, 2022 meeting; Sandy Zimmerman seconded. Motion passed unanimously.

NEW BUSINESS

- 1. Application #BOA-22-05 by Mylan and Kathleen Hall requesting to put in a retail antique store with a place to live in the basement (open 1 day each month) on R1 District lot located at 12 Mill St (see attached picture on TAX MAP Parcel No. 555012963686). The request for an antique store is not permitted in the R1 Residential District. Applicant seeks variance to approve and accept his request.**

Mrs. Smith explained the reason for the meeting and requested Mr. Hall join the Board members at the conference table. After Mr. Hall was sworn in, Mrs. Smith read and explained various ordinances pertaining to the situation. She advised Mr. Hall that it is required to read this information and then instructed him to explain his ideas. Mr. Hall stated he wants to tear down the old house and build a new one to possibly sell antiques/hand-made furniture. He does not anticipate a noise problem with building furniture in the basement. Ms. Christensen asked Mr. Hall if he had considered parking problems, to which he replied that he has plans to build the new house farther back on the property to help with the parking situation and he will position parking spaces for easy exit. He added that when the old house is torn down, the rocks from it will be used to fill in behind the new house. Mrs. Smith voiced that she is concerned about this idea and questioned if Mr. Hall will be using this to make a living. He answered that it will only be a hobby. Mr. Jenner commented "If it were on my street, I wouldn't be happy".

Mr. Hall then questioned the Board members if a yard sale on your lawn is permitted. Mrs. Smith answered that it is allowable and continued "yes, just so there are no permanent signs of such". She then called for discussion from neighbors on Mill Street.

- Heather Carpenter feels that Mill Street warrants preservation of it's unique status. Her concerns include property values, safety, parking. She supports growth but feels it

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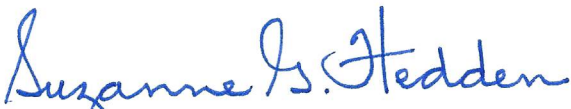
should be common sense growth.

- David Lee Arnold has multiple concerns, including blind corner, parking, sink hole on Mill Street. He feels that if a commercial business is allowed, it will likely turn into junk storage.
- Cathryn Low Bauer (representing Joann Bauer) stated that she agrees with everything that Ms. Carpenter and Mr. Arnold have discussed.
- John Buckley injected that if you give one person permission to conduct business out of their residence, you have to give the same allowance to others. He feels that having a garage sale monthly will be fine.

Mr. Hall stated that he wants to be a good neighbor and will rescind his request. He clarified that he had not intended this location to be an equipment storage. In the future, he desires to possibly have a business around the square and wants to be an asset to the community.

The Board members expressed appreciation to Mr. Hall for coming before them in the proper manner concerning this situation.

Mr. Jenner moved to adjourn; Ms. Christensen seconded; Meeting adjourned at 6:36.



Respectfully submitted,
Suzanne G. Hedden, Secretary



Sara Smith
Chair