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TOWN OF GRANITE FALLS

Town of Granite Falls Board of Adjustment

April 14, 2021

5:00pm

AGENDA - Regular Session

****Meeting to be held at Granite Falls Recreation Center****

- 1. Call to Order – Chairman Wade Yount**
- 2. Approval of Minutes from December 11, 2019 Regular Session**
- 3. Public Hearing – Conditional Use Permit #1-2021 – Myers Road**

An application for a Conditional Use Permit has been submitted by Joel Wilkins for the placement of a manufactured home on property located on Myers Road. The property is located in the Town's ETJ and is zoned R-20A, Residential Medium Density District. Manufactured homes are a Conditional Use in the R-20A District. The Public Hearing has been duly noticed.
- 4. Public Hearing – Planned Development #1-2021 – Duke Street**

Rob Howard has submitted an application for a Planned Development (PD) for his property located on Duke Street just across from the Granite Falls Brewing Company. The property is vacant, approximately 1.26 acres in size and is zoned H-B, Highway Business. Planned Developments are allowed as a Conditional Use in the H-B District. The project can be described as a pocket neighborhood and would include 11 detached single-family homes, a private access drive and community pavilion surrounding a common-area green space. The standards for a PD are significantly higher than for a typical development. The Public Hearing has been duly noticed.
- 5. Board of Adjustment Rules of Procedure**

The Board will consider updates to the Rules of Procedure for the Board of Adjustment including required amendments for compliance with Chapter 160D.
- 6. Conflicts of Interest Policy for Appointed Boards**
- 7. Updates & Communications**

The Board will be updated on Chapter 160D compliance and on various development and transportation projects throughout the area.
- 8. Adjourn**

In accordance with Title II of the Americans with Disabilities Act, the Town of Granite Falls does not discriminate on the basis of disability in conducting its meetings. Individuals with disabilities who require auxiliary aids or services or other accommodations for effective communication and participating in a meeting may contact the Town Clerk at (828) 396-3131. Requests should be made at least 72 hours prior to the meeting.