

## **Town of Seven Devils**

### **Board of Adjustment**

#### **Public Hearing – Violation Appeal – Lot 25, Alpine Meadows**

**Monday – April 26, 2021 1:00pm**

The Seven Devils Board of Adjustment held a Public Hearing on Monday, April 26, 2021 with the format of this Public Hearing being dual Electronic – Go To Meeting #349867949 and In-Person at Town Hall. Attendance In-Person included Chair Bob Bridges, Members Jack Byrnes, Bobbye Hurlbrink & Faye Brock. Alternate John Wells attended remotely with visible video display and observed. Member Frank Sell and Alternate Bert Valery were absent. A quorum was met. The minutes were recorded by Town Clerk Hillary Gropp.

Appeal Applicants- Owners of Lot 25, Alpine Meadows, Norman & Kay May were in attendance.

Town Manager/Zoning Administrator Debbie Powers attended, but has recused herself from the procedural duties of this matter before the Board of Adjustment.

#### **CALL TO ORDER**

Chair Bridges called the Public Hearing to order at 1:00pm.

#### **ROLL CALL**

Board of Adjustment members Faye Brock, Bob Bridges, Bobbye Hurlbrink, & Jack Byrnes stated their name and announced their presence for Roll Call.

#### **OPEN PUBLIC HEARING**

Member Byrnes made a motion to open the Public Hearing; Member Brock seconded the motion. All members agreed.

#### **PUBLIC HEARING NOTIFICATION**

Town Clerk Gropp reported the methods used for notification of the Public Hearing. These include letters to “those with standing”, signage at Town Hall & Lot 25, Alpine Meadows, and publication in the Watauga Democrat on Wednesday, April 14, 2021.

#### **PUBLIC HEARING INTRODUCTION**

Prior to the Public Comment, Chair Bridges stated the following Public Hearing Introduction Statement.

“I’d like to make a statement as to the purpose of this Public Hearing, to outline what it is, and what it isn’t.”

This hearing is to give the public an opportunity to speak regarding the particular case to be decided. Anyone can attend. It is not to give the public an opportunity to present

additional evidence that should have been presented at the now closed evidentiary hearing regarding this case.

This Board is required to make its decision solely on the testimony and evidence presented at the evidentiary hearing, where “persons with standing”, and others would incur “special damages” as a result of the Board’s decision, presented evidence and testimony. “Special damages” are those distinct from damages to the public at large.

Anyone who wishes to speak in person at this hearing must sign in prior to speaking. A sign-up sheet is available. Those wishing to speak virtually must identify themselves, and we will add those names to the sign-up sheet.

Each person will be given a maximum time limit of 3 minutes to speak. The clerk will be the timekeeper. I ask each speaker to restrict their comments to the case being decided. Any person who interrupts, disturbs, or obstructs this hearing will be asked to leave.

At the conclusion of this Public Hearing today, the public will be given a “public comment period” of 24 hours to email their comments regarding this case.

The email address is [publiccomments@sevendeils.net](mailto:publiccomments@sevendeils.net)

**PUBLIC COMMENT**

Wayne Bonomo – 299 Highcliff Circle, asked the Appeal Applicants their intent for building and the progress to date. Before a thorough answer could be provided by Norman May, Chair Bridges stated questions were not allowed as a public comment. The evidentiary hearing has already closed, however if Wayne Bonomo had a public comment to be made then proceed. Wayne Bonomo wanted to asked specific questions of the Appeal Applicants and Chair Bridges stated that is inappropriate at this time. Chair Bridges asked the Clerk to the Board for notes of the BOA meeting on March 23, 2021. Clerk Gropp replied to **draft minutes** are posted to the Town’s website. The BOA will review and approve the draft minutes at their meeting on Tuesday, April 27, 2021. Wayne Bonomo left the podium.

No other citizens signed up to speak.

**ADJOURN**

Member Brock made a motion to adjourn the Public Hearing; Member Hurlbrink seconded the motion. All members agrees. The Public Hearing adjourned at 1:15pm.

  
Robert D. Bridges, Chairperson

  
Hilary Gropp, Town Clerk

