

**BOARD OF ZONING APPEALS**  
**Wednesday, May 19, 2021**  
**5:00 pm**  
**Town Council Chambers**

---

**Members Present:**

Mark Tinch  
Jerry Hoffman  
Tom Hurley

**Members Absent:**

Cindy Spears  
Tom Chiudioni

**Others Present:**

Matt Ray  
Erin Hurley  
Barnell Vance  
Nikki Grigsby

---

Jerry Hoffman called the meeting to order at 5:00 pm. Members present were Jerry Hoffman, Mark Tinch, and Tom Hurley. Cindy Spears and Tom Chiudioni were absent.

Tom Hurley moved to approve the minutes from the January 20, 2021 meeting. Second by Mark Tinch. All members present voted Aye.

Old Business

There was no old business.

New Business

Zoning Ordinance Clarification

Building Commissioner Matt Ray asked the board for clarification of the definition of prohibited businesses in residential areas. There has been a situation arise in which a homeowner is detailing vehicles at his home. A neighbor is complaining. Yorktown zoning ordinance 6.22 defines General Residential Home Occupation Standards. Section (O) lists various prohibited business including "automobile, motor vehicle, or equipment repair of any kind". Clarification is needed as to whether vehicle detailing is considered automobile repair.

Barnell Vance was present and stated that he runs cars through Clancy's Car Wash, then takes them back to his home for further detailing in his garage and driveway. He does not have any signage at the house and only works on one vehicle at a time.


The board members verified that Mr. Vance does not add or remove any parts from the vehicles. He does not use any power equipment other than a shop vac and orbital buffer which are used inside his garage.

Matt Ray stated that the neighbor who made the complaint was notified of this meeting.

The was no other public comment.

Tom Hurley made a motion to determine that vehicle detailing is a permitted use as a Home Occupation (HO-01) and does not violate the General Residential Home Occupation Standards. Mark Tinch seconded the motion. All members present voted Aye.

Meeting adjourned at 5:07 pm.

  
(President)