



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
REGULAR MEETING
MONDAY, JANUARY 22, 2024
5:30 P.M.**

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

MINUTES

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Jeff Gibbs, Vice Chair - Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Present
Tony Snow – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Abigaile Pittman, Planning Director

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair called the meeting to order at 5:30 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

Danny Coe moved to approve the November 20, 2023 Planning Board Meeting Minutes. Jeff Gibbs seconded the motion, and the motion passed unanimously by a vote of 5-0.

3. NEW BUSINESS

- ZMA-2023-2
 - Applicant: Jon Wright, PRO 163, LLC

A request for a rezoning from Rural Residential (RR) in Yadkinville's Extraterritorial Jurisdiction (ETJ) and Highway Business (HB) in Yadkin County's jurisdiction, to a Rural Residential (RR) District entirely in Yadkinville's jurisdiction, for a 21.334 acre parcel on the Service Road, identified as Parcel 132453.

Planning Director Abigaile Pittman reviewed the map amendment request, referencing the staff report. Ms. Pittman stated that the applicant has submitted a petition to annex this parcel to the Board of Commissioners, to be heard at its February 5, 2024 meeting. The applicant's RR rezoning proposal will also be heard by the Board of Commissioners on February 5, 2024, immediately following annexation. The applicant has also applied for a Major Special Use Permit for an RV Campground, which will also be heard by the Board of Commissioners on February 5, 2024, following the RR rezoning vote, because the requested MSUP RV campground requires a base zoning of RR.

Ms. Pittman stated that staff recommends approval of ZMA-2023-02, a request to rezone a 21.335 acre parcel on the Service Road, identified as Parcel 132453 from Rural Residential (RR) in Yadkinville's Extraterritorial Jurisdiction (ETJ) and Highway Business (HB) in Yadkin County's jurisdiction, to a Rural Residential (RR) District entirely in the Town of Yadkinville's jurisdiction.

This recommendation is based on the request being consistent with the intent of the Rural Residential (RR) District, the Land Use and Growth Management Goal of the adopted Comprehensive Plan, Land Use Strategy 1 of the Comprehensive Plan, the Services & Infrastructure Goal of the adopted Comprehensive Plan, and the Services & Infrastructure Strategy S11.

Additionally, the approval of this recommendation would also be deemed an amendment to the adopted Land Use Map of the Comprehensive Plan, with the subject parcel being designated for Medium Intensity development.

Virgil Dodson moved to recommend approval of ZMA-2023-02, a request to rezone a 21.335 acre parcel on the Service Road, identified as Parcel 132453 from Rural Residential (RR) in Yadkinville's Extraterritorial Jurisdiction (ETJ) and Highway Business (HB) in Yadkin County's jurisdiction, to a Rural Residential (RR) District entirely in the Town of Yadkinville's jurisdiction. He stated that his recommendation is based on the request being consistent with the intent of the Rural Residential (RR) District, the Land Use and Growth Management Goal of the adopted Comprehensive Plan, Land Use Strategy 1 of the Comprehensive Plan, the Services & Infrastructure Goal of the adopted Comprehensive Plan, and the Services & Infrastructure Strategy S11. Additionally, the approval of this recommendation would also be deemed an amendment to the adopted Land Use Map of the Comprehensive Plan, with the subject parcel being designated for Medium Intensity development. Jeff Gibbs seconded the motion, and the motion passed unanimously by a vote of 6-0.

- ZMA-2024-1
 - Applicant: James Ashley, T. Ashley Ventures, LLC.

A request for a rezoning from Highway Business (HB) District to a Medium Density Residential (RM) District for Parcels 153785 and 153786 on Unifi Industrial Road, and totaling .487 acre.

Planning Director Abigaile Pittman reviewed the map amendment request, referencing the staff report. Ms. Pittman stated that The applicants propose to rezone the two (2) parcels to a Residential Medium Density (RM) District. The two (2) parcels have frontage along Unifi Industrial Road and are undeveloped. The intent is to construct two (2) single family dwellings. The properties have accessibility to both public water and sewer. Road access is to Unifi Industrial Road (SR 1765), an arterial owned and maintained by NC DOT.

Ms. Pittman stated that staff recommends approval of ZMA-2024-1, a request to rezone Parcels 153785 and 153786 on Unifi Road, totaling .486 acre, from Highway Business (HB) to the Medium Density Residential (RM) District. She stated that this recommendation is based on the request being consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan.

Christy Ellington moved to recommend approval of ZMA-2024-01, a request by James Ashley, T. Ashley Ventures, LLC to rezone Parcels 153785 and 153786, totaling .487 acre, on Unifi Industrial Road, from Highway Business (HB) to Medium Density Residential (RM). She stated that her recommendation is based on the request being consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. RJ Speaks seconded the motion, and the motion passed unanimously by a vote of 6-0.

4. OTHER BUSINESS

- Update regarding downtown issues related to painting, colors, and murals.

Ms. Pittman provided an update on issues related to the painting of brick buildings in the downtown area. She stated that she had Jack Thomson, Western Regional Director with Preservation NC, come to Yadkinville and they had walked around reviewing brick buildings in the CB District area. She created a list regarding specific brick buildings, noting buildings that should not be painted, those that are painted and never should have been,


and those that are alright to be painted. Mike Koser provided an update on his recent meeting with the Arts Council and his efforts to garner interest in a committee to join with the Planning Board to form a review committee for review of proposed murals. He stated that thus far, one member of the Arts Council has expressed interest in joining such a committee.

- 5. ADJOURNMENT** - Next regularly scheduled Planning Board meeting is February 19, 2024.

Virgil Dodson moved to adjourn the meeting. The motion was seconded by Danny Coe, and the motion passed unanimously by a vote of 6-0.



Anna Logan Howe, Chair



Date