



# TOWN OF YADKINVILLE

“A TOWN IN PROGRESS”

**PLANNING BOARD  
REGULAR MEETING  
MONDAY, MARCH 18, 2024  
5:30 P.M.**

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

## **AGENDA**

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### **1. CALL MEETING TO ORDER**

### **2. APPROVAL OF MINUTES**

- January 22, 2024 – Regular Meeting Minutes

### **3. NEW BUSINESS**

#### **A. ZTA-24-1**

- A request by staff to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Zoning Districts and Uses, Section 3.4 Permitted Uses, Table 3.1 Religious Institutions and Related Uses, and Section 3.5 Special Requirements for Certain Uses of the Town of Yadkinville Development Ordinance.

#### **B. ZMA-24-2**

- A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street identified as Parcel 130821.

#### **C. ZMA-24-3**

- A request by Max Land Holding, LLC for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street identified as Parcel 155314.

### **4. OTHER BUSINESS**

### **5. UPDATES**

- ZMA-2023-2 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 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.

On February 5, 2024 the Board of Commissioners unanimously approved this rezoning request. Additionally, The Board of Commissioners approved the accompanying Major Special Use Permit for an RV campground on the site.

- ZMA-2024-1 James Ashley, T. Ashley Ventures, LLC: A request for a rezoning from Highway Business (HB) to a Medium Density Residential (RM) District for Parcels 153785 and 153786, fronting on Unifi Industrial Road, and totaling .487 acre.

On March 4, 2024 the Board of Commissioners unanimously approved this rezoning request.

**6. ADJOURNMENT** - Next regularly scheduled Planning Board meeting is April 15, 2024.