



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
JANUARY 28, 2019**

5:30 P.M.

TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055

BOARD OF ADJUSTMENT MEMBERS

(PRESENT/ABSENT):

Steve Brown – Chair
Virgil Dodson
Anna Howe – Vice-Chair
Mary Reavis
Tony Snow
R. J. Speaks - ABSENT
Chip Thomas

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Nick Smith – Town Planner

Quorum is met – Meeting proceeded

1. MEETING CALLED TO ORDER

Mr. Steve Brown called the meeting to order at 5:33 p.m. and established that a quorum was present to conduct board business.

2. SWEARING IN NEW PLANNING BOARD MEMBERS

Town Manager Perry Williams discussed the relationship between the Planning Board and the Board of Adjustment. Town Clerk Shelia Weathers recited the oath of office to the members of the Planning Board. At 5:34 pm, the members of the Planning Board were sworn into their roles.

3. ELECTION OF BOARD CHAIR AND BOARD VICE CHAIR

Virgil Dodson moved to appoint Steve Brown as Chair of the Planning Board. The motion was seconded by Mary Reavis. Town Clerk Shelia Weathers explained the roles of the two boards and the differences between the two chairperson positions. After some additional discussion and no additional nominations, the Planning Board voted unanimously to appoint Steve Brown as Chair of the Planning Board.

Vote: 6/0

Chair Steve Brown asked for nominations for Vice-Chair of the Planning Board. Mary

Reavis moved to appoint Anna Howe as Vice-Chair of the Planning Board. The motion was seconded by Virgil Dodson. After some discussion and no additional nominations, the Planning Board voted unanimously to appoint Anna Howe as Vice-Chair of the Planning Board. Vote: 6/0

4. APPROVAL OF MINUTES

Chip Thomas moved to approve the September 17, 2018 Planning Board meeting minutes. Tony Snow seconded the motion and the motion passed unanimously. Vote: 6/0

5. NEW BUSINESS

Chair Steve Brown asked for a motion setting the 2019 public meeting dates for the Planning Board. Virgil Dodson moved to set the 2019 public meeting dates for the Planning Board. Chip Thomas seconded the motion and the motion passed unanimously. Vote: 6/0

Town Manager Perry Williams provided background on the Downtown Façade Improvement Grant Program, explaining that it is designed to improve the look of downtown Yadkinville. The program has already given a few grants to applicants, and looks to continue working with downtown property owners to improve the look of downtown. In fiscal year 2017-2018, a majority of the money allocated to the program was granted to downtown property owners. The façade improvement grant the Planning Board is currently meeting for will be the first one for fiscal year 2018-2019.

Town Planner Nick Smith provided background on this specific façade grant application by Chris Hampton. The property is located at 212 S. State Street, and has a PIN# of 5807-2091-7433. The applicant seeks a Tier 1 grant, which can be for up to \$10,000 to do a major façade up-fit. Mr. Smith introduced Mr. Chris Hampton, the property owner and grant applicant.

Mr. Hampton provided additional personal background and additional details on proposed renovations. Mr. Hampton provided a rendering of the proposed renovations.

Mary Reavis told Mr. Hampton that the proposed renovations and rendering are very good for the town. Virgil Dodson asked Town Manager Williams which fiscal year this grant would apply to. Mr. Williams stated that the grant will come out of fiscal year 2018-2019's budgeted monies, and that Mr. Hampton will need to complete the renovations by May 2019 in order to reimbursements to be processed properly. Mr. Hampton stated that he is ready to go as soon as the grant gets approved.

Virgil Dodson asked Town Planner Nick Smith if the application and proposed renovations meet the grant guidelines. Mr. Smith replied that Town Manager Perry Williams and Mr. Smith met about the grant application a few weeks ago and discussed the proposed renovations. The discussion divided the proposed renovations into three categories, which are renovations that meet the guidelines, renovations that may meet the guidelines, and renovations that do not meet the guidelines. These three categories of renovations were marked on the applications provided in the board members' agenda packets. The total value of renovations that meet the guidelines

according to the Town Manager and Town Planner is \$12,800. The total value of renovations that may meet the guidelines according to the Town Manager and Town Planner is \$3,300. The Town Manager and the Town Planner wanted to seek guidance from the board members and elected officials on whether the renovations that may meet the guidelines do or do not actually meet the guidelines. Therefore, the total amount of renovations that could qualify for reimbursement through the façade grant program ranges from \$12,800 to \$16,100.

Mary Reavis asked Mr. Hampton if the property will be handicap-accessible. Mr. Hampton stated that his intention is to build a wheelchair ramp and make the property handicap-accessible. Discussion ended after the exchange between Mary Reavis and Mr. Hampton.

Virgil Dodson moved that the Planning Board recommend a grant of \$8,000 to the Board of Commissioners. Chip Thomas seconded the motion. Chip Thomas asked if the Planning Board would consider recommending the full \$10,000. The Planning Board voted unanimously to recommend a faced grant amount of \$8,000 to the Board of Commissioners.

Vote: 6/0

6. PUBLIC COMMENTS

No one signed up for public comments.

7. OTHER BUSINESS

Virgil Dodson brought a matter to the attention of town staff. A modular home was being built on Country Club Road. The property is located at 1716 Country Club Road, and can be further identified as 5807-97-7733. Virgil Dodson asked if modular homes are allowed in that zoning district. Town Manager Perry Williams assured Mr. Dodson that modular homes are allowed in that district and that mobile homes are not allowed in that district. Mr. Williams told Mr. Dodson that town staff would investigate the matter further and report back to the Planning Board.

5. ADJOURNMENT

With no further business, Mr. Chip Thomas moved to adjourn. The motion was seconded by Mary Reavis and the motion passed unanimously. The Board adjourned at approximately 6:04 p.m.

Vote: 6/0



Steve Brown
Chair



Nick Smith
Town Planner