

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC 27055
THURSDAY, OCTOBER 10, 2019
8:30 A.M.

OFFICIALS PRESENT:

Mayor Eddie Norman
Commissioners:
Monta Davis-Oliver
Tony Hall
Richie Parker - Absent
Chris Matthews
Scott Winebarger

STAFF PRESENT:

Town Manager: Perry Williams
Town Clerk: Crystal Sprague
Finance Officer – Dina Reavis

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The special meeting was called to order by Mayor Norman at 8:30 a.m.

2. INVOCATION

Mayor Norman offered the invocation.

3. ZONING TEXT AMENDMENT (ZTA-2019-04)

Request for a zoning text amendment to amend the Town of Yadkinville Code of Ordinances, Appendix A.4, Definitions Modification.

Mayor Eddie Norman began the meeting, by proposing to the Town Board that the Town consider purchasing the lot as Mr. Gray Garrison is committed to selling his property off of Virginia Drive and Willow Street for \$10,000; the property has a tax value of \$8,500. Mayor Norman stated that if the Town Board has any interest in purchasing this property it would be a good area to expand with sidewalks down Virginia Drive and also to possibly make the area into a pocket park in the future.

Mayor Norman advised the Board that they will still look at the Ordinance, and decide if it still needs to be addressed or leave it as is. Commissioner Monta Davis-Oliver thanked Planning Director Abigaile Pittman for all the research she has completed in regard to the Zoning Text Amendment and she inquired as to what Ms. Pittman was able to find out regarding how other municipalities have handled similar situations like this.

Planning Director Abigaile Pittman began by advising the Board that staff would still recommend adopting a text amendment should the Town decide to buy the lot and make it into a pocket park because it's not a principal use in the zoning district. Under the current zoning(RM) for the lot off of Virginia Drive and Willow Street a pocket park is not a permitted use, but Ms. Pittman stated we could address the zoning at a later date. Planning Director Abigaile Pittman said the Town can still purchase the property and clean it up under the current zoning.

The Board of Commissioners deferred action on the amendment on October 7, 2019, and asked Planning Director Abigaile Pittman to consider additional options for defining and regulating recreation uses on vacant lots.

In order for Planning Director Abigaile Pittman to evaluate additional options, she had to consider principal uses versus accessory uses. What Ms. Pittman discovered was that the current definition of "principal use" includes the concept of intended uses in the zoning district of a vacant lot.

Planning Director Abigaile Pittman said another simpler approach would be to revise the definition of "Principal Use" to delete the intended use phrase. The revision would mean that an outdoor recreation use would no longer be considered a permitted accessory use on an undeveloped residentially zoned lot.

Planning Director Abigaile Pittman said her final preferred recommendation would be to have the Board approve the (A4 Definition) they heard Monday, October 7, 2019. Because it's a principal use issue and for future enforcement of principal uses elsewhere, it would be helpful to have that commercial or membership basis removed from that definition.

Attorney Ben Harding said Planning Director Abigaile Pittman had done a great job with her research in regards to the zoning text amendment. Mr. Harding gave a quick explanation to the Board of the options available that were presented by Planning Director Abigaile Pittman.

Commissioner Scott Winebarger made a motion to approve the recommended wording for the A4 Definition (ZTA-2019-04). Commissioner Chris Matthews seconded the motion and the motion passed unanimously.

Vote: 4/0

Commissioner Scott Winebarger made a motion to have staff move Option 2 under(ZTA-2019-04) which states to (Revise the Definition of Principal Use in the Development Ordinance) forward. Commissioner Monta Davis-Oliver seconded that motion and the motion passed unanimously.

Vote: 4/0

Commissioner Monta Davis-Oliver made a motion to purchase the property on the corner of Willow Street and Virginia Drive for \$10,000. Commissioner Scott Winebarger seconded the motion and the motion passed unanimously.

Vote: 4/0

Town Manager Perry Williams stated he will make sure no trespassing signs are placed on the property once the closing is complete.

The Board of Commissioners thanked Planning Director Abigaile Pittman for all her effort and time.

CLOSED SESSION

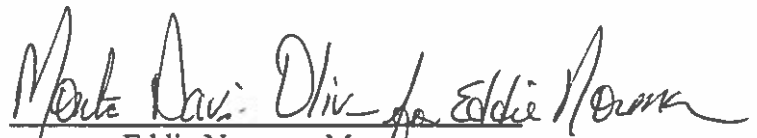
N.C.G.S. § 143-318.11 (a)(3) – To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

*Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 9:01 a.m. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote 4/0*


*Commissioner Monta Davis-Oliver made a motion to come out of "Close Session" at 9:06 a.m. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.
Vote: 4/0*

4. ADJOURNMENT

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting be adjourned. Commissioner Scott Winebarger seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 9:07 a.m.
Vote 4/0*



Eddie Norman, Mayor



Crystal Sprague, Town Clerk