



**TOWN OF YADKINVILLE
LONG-RANGE PLANNING COMMITTEE
MEETING MINUTES
APRIL 17, 2018
12:00 P.M.
TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055**

COMMITTEE MEMBERS

(PRESENT/ABSENT):

Monta Davis-Oliver – Chair
Virgil Dodson
R.J. Speaks- Late (12:08 p.m.)
Chip Thomas
Scott Winebarger- ABSENT

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers- Town Clerk
Alex Myrick- Town Staff
Erin Burris – Benchmark Planning

A quorum was declared to conduct Long Range Planning business.

1. MEETING CALLED TO ORDER

Chair Monta Davis-Oliver called the meeting to order at 12:05 p.m.

2. APPROVAL OF MINUTES

Mr. Virgil Dodson made a motion to approve the March 20, 2018 minutes. Mr. Chip Thomas seconded the motion and the motion passed unanimously.

Vote: 3/0

3. PUBLIC COMMENTS

No one signed up for public comments.

4. NEW BUSINESS

Chair Monta Davis-Oliver introduced two Downtown Façade Grant Applications.

- **YADKINVILLE DOWNTOWN FAÇADE GRANT PROGRAM APPLICATIONS: *(Discussion)***
Mr. Robert Logan explained his plan to update the façade at 108 N. State Street. He noted that he wanted to replace the awning, doors, and wood trim around the window frames. It was discussed that the new door and window measurements would stay the same. After a long discussion, it was the consensus of the Board to grant Mr. Logan Tier 2 funding.

Mr. Virgil Dodson made a motion to approve Tier 2 funding for Logan Properties. Mr. RJ Speaks seconded the motion and the motion passed unanimously.

Vote: 4/0

Town Manager Perry Williams introduced Mr. John Willingham's grant application for Allison Oaks. Mr. Williams stated that Mr. Willingham requested Tier 3 funding to add signage to the front of the building. It was discussed that a sign permit from Town Hall must be obtained first.

Mr. RJ Speaks made a motion to approve the Arts Counsel's application for Tier 3 funding. Mr. Chip Thomas seconded the motion and the motion passed unanimously.

Vote: 4/0

- **REVIEW OF "DRAFT" DEVELOPMENT ORDINANCE:**

Chair Monta Davis-Oliver turned the meeting over to Ms. Erin Burris. Ms. Burris introduced Article three, *Zoning Districts and Uses*. She explained the eleven (11) base zoning districts. Ms. Burris noted that Yadkinville had R-8A (High-Density Residential), but no R-8 (Medium-Density Residential) zoning districts. She suggested combining the two districts. Other discussions on Article Three included:

- **Base Zoning Districts**

- Residential Rural (RR)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Residential Manufactured Housing (RMH)
- Office & Institutional (OI)
- Neighborhood Business (NB)
- Highway Business (HB)
- Central Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)

- **Conditional Zoning Districts-** The purpose is to provide a voluntary alternative procedure for the rezoning of a property for a specific use. Site plans are involved.

- **Permitted Uses-** Includes a table of uses, which may be permitted in one (1) or more of the various zoning districts.

- Agricultural
- Residential
- Civic, Government, and Institutional
- Office and Service
- Retail and Wholesale
- Recreation and Entertainment
- Industrial, Transportation and Utility

- Other

On the permitted uses table, "P" indicates that the use is permitted in that zoning district. "C" indicates that the use is permitted with a Conditional Use Permit, a blank space indicates that the use is not permitted, and a section number indicates that the use has special conditions.

Ms. Burris concluded and stated that the committee would continue to review Article 3: Zoning Districts & Uses at the next scheduled meeting on Tuesday, May 15, 2018 along with Article 4: Development Standards.

5. OTHER BUSINESS

Chair Monta Davis-Oliver reminded the Committee that the next meeting is scheduled for May 15, 2018 at 12:00 p.m.

6. ADJOURNMENT

With no further business to discuss, Mr. Chip Thomas made a motion to adjourn at 2:00 p.m. Mr. R.J. Speaks seconded the motion, and the motion passed unanimously.

Vote: 4/0


Monta Davis-Oliver
Chair


Alex Myrick
Town Staff