



**TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
MONTHLY MEETING MINUTES  
MAY 15, 2017**

**5:30 P.M.**

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

**PLANNING BOARD MEMBERS**

**(PRESENT/ABSENT):**

Carl Shore – Chair  
Mary Driver Reavis – Vice Chair  
Leonard Brown  
Steve Hodge  
Richie Parker  
R.J. Speaks-ABSENT  
Charles Stone  
Bobby Sutton  
Tony Snow

**TOWN OFFICIALS**

**PRESENT:**

Perry Williams – Town Manager  
Shelia Weathers – Town Clerk  
Will Linville – Planning Advisor

Chairman Carl Shore declared that a quorum was met in order to conduct Planning Board business.

**MEETING CALLED TO ORDER**

Chairman Shore called the meeting to order at 5:31 p.m.

**MINUTES**

Upon the motion of Mr. Tony Snow and second by Mr. Bobby Sutton the minutes of the April 17, 2017 Planning Board meeting was unanimously approved as presented.

Vote: 8/0

**NEW BUSINESS**

**Added Item: Comprehensive Plan Recommended Adoption**

Planning Advisor Will Linville requested that the Planning Board amend the agenda to include a motion of recommendation for adoption of the Comprehensive Plan and send to the Board of Commissioners for their meeting in June.

A motion was made by Mr. Tony Snow to approve the recommendation for adoption of the Comprehensive Plan. Mr. Bobby Sutton seconded the motion and passed unanimously.  
Vote: 8/0

**Zoning Text Amendment Request ZMA-2017-02 (Attachment #1)**

Applicant Mr. Tony Aquilano/Property Owner Gray Garrison is requesting the Town of Yadkinville to rezone property from B-1 (Neighborhood Business) to R-O CD (Residential Office Conditional Zoning). The property is identified as Yadkin County (PIN) 580719513863. The property comprises approximately .77 acres and is located at the 729 W. Main Street.

Planning Advisor Will Linville provided the Planning Board with his analysis on the proposed zoning map amendment. He noted the surrounding property zoning districts and the uses located north, east, south and west of the identified addressed property. Mr. Linville apprised the Board that three (3) actions are requested for the Board to act upon:

- 1) Motion to approve/deny the Statement of Consistency.
- 2) Motion to approve Statement of Reasonableness.
- 3) Motion to recommend approval/denial, approval with modifications, or denial of the site plan.

Planning Advisor Will Linville stated the Policy Issues (Article J, Section 9-3-161 (d) of the town’s zoning provisions and guidelines for the Planning Board concerning zoning amendments; that no proposed zoning amendment should receive favorable recommendation unless the criteria is met.

The staff finds the rezoning request from B-1 to R-O CD, if developed according to the submitted conceptual site plan, is consistent with the goals and growth strategies of the Town of Yadkinville’s 2025 Land Development Plan. The Plan calls for the Town to “continue to provide a good environment for a variety of business uses that strengthen the area’s economy and contribute to the community’s overall quality of life”. The request is consistent with adjacent zoning in the area and close proximity to similar zoned parcels along the W. Main Street corridor.

It was the recommendation of Mr. Will Linville based upon the request being consistent with the goals and strategies of the 2025 Land Development Plan and adjacent zoning to recommend approval of the Zoning Map Amendment ZMA-2017-02. Conditions, including landscaped buffers and other property improvements, have been developed to mitigate any potential negative impact on adjacent properties and the surrounding community as a whole. The staff recommends approval of the Zoning Map Amendment with the following five (5) conditions:

1. The parking lot shall be improved and re-striped for better visibility, designating areas for ingress and egress, child drop-off, etc.
2. Installation of a wooden privacy fence along the eastern and southern property lines.
3. Enhance landscaping along the eastern and southern property lines that shall provide an opaque buffer from surrounding residences no later than three (3) years after planting. Existing trees and shrubbery along the property lines shall be kept when feasible.

4. Enhanced landscaping shall be planted around the perimeter of the proposed 2,000 square foot playground.
5. Building shall be repainted a color agreed upon by the applicant and Town Planner.

Planning Advisor Will Linville asked that the Planning Board adopt the Statement of Consistency, Statement of Reasonableness and rezoning request to approve/deny as provided and explained. The recommendation and report will be provided for the Board of Commissioners regular meeting and public hearing.

Mr. Charles Stone inquired about the construction of a fence at the back of the building and the adjoining property. Mr. Linville stated that he spoke with an adjacent property owner Mr. Zachary regarding the rezoning, and he was not in opposition but requested buffering along the property line. After some discussion, it was the consensus of the Board to use more landscaping to provide an opaque buffer along the eastern and southern property lines rather than a fence. A fence will remain around the playground area to provide security for the children.

Mr. Tony Aquilano addressed the Planning Board and thanked them for considering the rezoning request. He provided the Board with some information on the Head Start program. He stated the program was federally funded, and the goal is to prepare children ages 3-5 for school by providing a quality, safe-learning environment within a structural educational setting. Services are provided in Davie, Stokes, Surry, and Yadkin Counties. Yadkin County currently serves 53 children. Mr. Aquilano noted that the building would house three (3) classrooms, dining room, office space and extra space would be sublet to offset rental costs. Hours of operation will be 7:30 a.m. to 3:30 p.m. for teachers and 8:00 a.m. to 2:30 p.m. for the children. A parent meeting would take place once a month for an hour. The Head Start will operate on the same schedule as Yadkin County Schools. He concluded and asked if the Planning Board had any questions.

After a short discussion, Mr. Tony Snow made a motion to adopt the “Statement of Consistency” as presented by Mr. Will Linville. The motion was seconded by Mr. Charles Stone and passed unanimously.  
Vote: 8/0

A motion was made by Mr. Steve Hodge to adopt the Statement of Reasonableness. The motion was seconded by Mr. Charles Stone and passed unanimously.  
Vote: 8/0

Mr. Leonard Brown made a motion to approve the recommendation for rezoning with the modifications noted in the staff report and eliminate the wooden privacy fence along the eastern and southern property lines and use more landscaping to provide an opaque buffer. The motion was seconded by Mr. Bobby Sutton and passed unanimously.  
Vote: 8/0

Planning Advisor Will Linville will present the Planning Board’s recommendation to the Board of Commissioners at the July 3, 2017 public hearing and regular meeting.

**PUBLIC COMMENTS**

Mr. Tony Aquilano and Ms. Rhonda Wrenn signed up for public comments as representatives from Head Start. Mr. Aquilano addressed the Board during the rezoning portion.

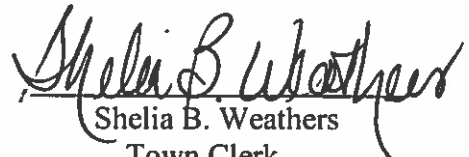
**OTHER BUSINESS**

The Planning Board did not have any other business to discuss.

**ADJOURNMENT**

With no further business to discuss, Mr. Leonard Brown made a motion to adjourn at 5:54 p.m. Mr. Tony Snow seconded the motion and approved unanimously.  
Vote: 8/0

  
Carl Shore  
Chair

  
Shelia B. Weathers  
Town Clerk