



TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
JULY 17, 2017

5:30 P.M.

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

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

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

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Richard Smith – Planning Advisor

Vice Chair Mary Reavis declared that a quorum was met in order to conduct Planning Board business.

MEETING CALLED TO ORDER

Vice Chair Reavis called the meeting to order at 5:34 p.m.

MINUTES

Upon the motion of Mr. Bobby Sutton and second by Mr. Tony Snow the minutes of the May 15, 2017 Planning Board meeting was unanimously approved as presented.

Vote: 4/0 (Steve Hodge was absent from Voting)

NEW BUSINESS

- **Zoning Map Amendment Request ZMA-2017-03** (Attachment #1)
Applicant Mr. Gregory Matthews for Carolina Farm Credit is requesting the Town of Yadkinville to rezone property from R-20 (Rural Residential) to R-O (Residential Office). The +/- 2.33 acre parcels are located at the northwestern corner of U.S. Highway 601 near Agricultural Way and further identified as Yadkin County (PIN)580711576177 and (PIN)580711576278.

Planning Advisor Richard Smith provided the Planning Board with his analysis on the proposed zoning map amendment. He asked the Planning Board to table the request until the

Planning Advisor Richard Smith provided the Planning Board with his analysis on the proposed zoning map amendment. He asked the Planning Board to table the request until the next meeting in order to do a text change. Mr. Smith noted that he had discussed the matter with Mr. Matthews and was in agreement.

A motion was made by Mr. Steve Hodge to table the zoning map amendment until next meeting. The motion was seconded by Mr. Tony Snow and passed unanimously.
Vote: 5/0

- **Zoning Text Amendment Request ZTA-2017-02** (*Attachment #2*)
Zoning Text Amendment to amend the Town of Yadkinville Code of Ordinances, Article F, Table of Uses, and Article 9-3-109 R-O Residential-Office District, to *add Banks and finance companies* as a conditional use R-O (Residential Office) Zoning District.

Planning Advisor Richard Smith provided the Planning Board with an overview of the requested text amendment changes. He stated the amendment would permit the use with the issuance of a Conditional Use Permit by the Board of Adjustment or as part of an R-O Conditional Zoning District. Mr. Smith provided the Board with the "Table of Uses" with the proposed changes and the language under 9-3-109 R-O Residential-Office District (c) *Conditional Zoning*. "*The following use is permitted by conditional zoning approval in the Residential-Office District when authorized by the Town Board after a public hearing. (1) Banks and Finance companies.*" Banks and finance companies fit the intent of both the R-O District Intent and the Medium Intensity Land Use Designation. Some of the areas with the Medium Intensity Designation may be appropriate for this use. Allowing it as a Conditional Use will allow the Town to evaluate the appropriateness of the proposed bank and finance company locations on a case-by-case basis either through the issuance of a Conditional Use Permit by the Board of Adjustment or as a Conditional Zoning District approved legislatively by the Board of Commissioners.

The current ordinance wording will be reviewed further with the upcoming re-write of the zoning provisions. Staff recommends review and approval of the proposed text amendment as presented based upon it being consistent with the Future Land Use Map land use designations in the Comprehensive Plan and the intent of the R-O Zoning District.

Mr. Tony Snow made a motion that the proposed text change was consistent with the adopted Comprehensive Plan and with any other relevant plans that have been adopted by the Board of Commissioners. The motion was seconded by Mr. Richie Parker and passed unanimously.
Vote: 5/0

Mr. Tony Snow made a motion to approve the recommendation for Zoning Text Amendment ZTA-2017-02. The motion was seconded by Mr. Steve Hodge and passed unanimously.
Vote: 5/0

Planning Advisor Richard Smith will present the Planning Board's recommendation to the Board of Commissioners at the September 11, 2017 public hearing.

PUBLIC COMMENTS

No one signed up for public comments.

OTHER BUSINESS

- Planning Advisor Richard Smith explained that the next phase of the ordinance rewrites began. The ordinance will cater to the new Comprehensive Plan and asked the Planning Board to offer any suggestions and comments to incorporate into the rewrite.

ADJOURNMENT

With no further business to discuss, Mr. Tony Snow made a motion to adjourn at 5:47 p.m. Mr. Bobby Sutton seconded the motion and approved unanimously.

Vote: 5/0



Mary Reavis
Vice Chair



Shelia B. Weathers
Town Clerk