



TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
MONTHLY MEETING MINUTES  
AUGUST 19, 2019  
5:30 P.M.

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

**PLANNING BOARD MEMBERS**

**(PRESENT/ABSENT):**

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

**TOWN OFFICIALS**

**PRESENT:**

Shelia Weathers – Assistant Town Manager  
Perry Williams - Town Manager  
Bill Bailey – Interim Planning Director  
Abigaile Pittman – New Planning Director

Quorum was met and the meeting proceeded.

**1. MEETING CALLED TO ORDER**

Mr. Steve Brown called the meeting to order at 5:30 P.M.

**2. INTRODUCTION OF NEW PLANNING DIRECTOR**

Interim Planning Director Bill Bailey introduced the new Planning Director, Abigaile Pittman.

**3. APPROVAL OF MINUTES**

*Mr. Chip Thomas moved to approve the May 20, 2019 Planning Board meeting minutes.*

*Mr. Virgil Dodson seconded the motion and the motion passed unanimously.*

*Vote: 6/0. (R.J. Speaks absent from voting – arrived 5:37 p.m.)*

**4. NEW BUSINESS**

- **ZMA-2019-02 – Application by the Board of County Commissioners to rezone 320 W. Maple Street (PIN 595018417140) from Light Industrial (LI) to Office Institutional (OI)**

Interim Planning Director Bill Bailey provided background on ZMA-2019-02, explaining that the County has acquired through lease a piece of property where they will have a medical clinic and see patients, which is not allowed in the Light Industrial (LI) District, so they filed to rezone the property to Office and Institutional (OI). The property was previously used as the Hospice property. In terms of land uses allowed in the OI District the proposed medical clinic use is consistent. Mr. Bailey did note that one strategy is to protect industrial uses from encroachment; however only one of the neighboring land uses is industrial, and the remainder of the uses are harmonious in the OI District. Mr. Bailey said that he therefore does not consider this spot zoning and felt that the area could be considered for some type of reorganization or rezoning. Based on the request being consistent with the goals and strategies of the Comprehensive Plan, staff recommended approval of Zoning Map Amendment ZMA-2019-02 as presented.

*Mrs. Mary Reavis made a motion that the proposed map amendment is consistent with the Town of Yadkinville Comprehensive Plan and considers the action to be reasonable and in the public interest. Mrs. Anna Howe seconded the motion and the motion passed unanimously.*

*Vote: 6/0 (R.J. Speaks absent from voting – arrived at 5:37 p.m.)*

*Mr. R.J. Speaks was sworn in by Assistant Town Manager Shelia Weather into the role of a Town Planning Board and Board of Adjustment member.*

*Mr. Virgil Dodson made a motion to rezone the property to OI based on the statement that the property was not LI before and the office across the street is not LI; and recommended that the staff examine the zoning of this area so that the light industrial and office uses can be combined. The motion was seconded by Mr. Chip Thomas, and the motion passed unanimously.*

*Vote: 7/0*

- **Tier 1 Façade Grant Application Review – Applicant Shirish Patel, owner of Ace’s Restaurant at 225 E. Main Street (PIN 581717014989) has applied for a Tier 1 Major Façade Upfit, 50% match, up to \$10,000**

Interim Planning Director Bill Bailey reviewed the façade grant request, explaining that Mr. Patel has estimated costs and some photos for his proposed façade work, and greater detail would follow. He stated that there is a blank side wall where a mural is proposed, however a mural is not covered under the façade grant program. Mr. Bailey reviewed a map showing that the two buildings on the site are attached. Mr. Bailey explained that each individual invoice will have to be approved in accordance with the process and criteria. He stated that the Town will reimburse

Mr. Patel 50 percent of what he spends on qualified purchases by the 1<sup>st</sup> week of May. Since his structure is not an historic building, he does not have to strictly adhere to the Secretary of Interiors Guidelines but is encouraged to get as close as he can. Mr. Patel has stated that he plans to start as soon as possible.

Mr. Bailey stated that Mr. Patel was present to answer any questions the Board might have.

Mr. Patel stated that he is planning on redoing the sidewalk and constructing a handicapped ramp. He stated that the colors of the building facade would be approximately what is shown in the photos attached to his application. On the old house part of the attached buildings he plans to remove the vinyl siding and use brick or stone veneer, but he would leave the existing brick on the brick building.

Town Manager Perry Williams and Assistant Town Manager Shelia Weathers stated that there is \$10,000 additional funding available for more façade grants. The cut off for winding up this fiscal year's grant awards will be in early May 2020.

*Ms. Anna Howe made a motion to approve the Tier 1 Façade Grant application by Shirish Patel, owner of Ace's Restaurant for property located at 225 E. Main Street, for a major façade upfit, up to \$10,000 with a 50% match, in accordance with the regulations. Mr. R.J. Speaks seconded the motion and the motion passed unanimously.*

*Vote: 7/0*

- **ZTA-2019-04 – Application by Bill Bailey, Interim Planning Director to Amend Section A.4 Definitions for the Recreation Use & Recreation Use, Outdoor definitions**

Interim Planning Director Bill Bailey provided background on ZTA-2019-04, explaining that the case arose from a code enforcement case where the definitions of 'Recreation Use & Recreation Use, Outdoor' came under scrutiny. After conferring with the Town Attorney, the Board of Commissioners requested staff to clarify the definitions prior to proceeding with enforcement. Mr. Bailey reviewed the existing recreational use definitions and proposed amendments to the definitions. He clarified that the proposed text amendment would not change anything in the Table of Permitted Uses.

Mr. Chip Thomas asked if there is some reason that the definition is written the way it is and if it was previously reviewed and discussed at the time of the

Ordinance adoption. Mr. Bailey responded that he did not know about any previous discussion regarding the definitions, but that as written it has the effect of limiting enforcement.

Mr. Bailey explained that the text amendment request will go before the Board of Commissioners next, and owners of the property and neighbors will be notified and given another opportunity to comment.

*Mr. Virgil Dodson made a motion to recommend approval of the proposed zoning text amendment. Mrs. Mary Reavis seconded the motion and the motion passed unanimously.*

*Vote: 7/0*

Mr. Gray Garrison made comments from the audience about kids not being permitted to play sports games on an adjoining vacant lot. Mr. Bailey responded that this is factual depending on the zoning, however this proposed text amendment has no impact on that – it only clarifies the definition of the use. Mr. Bailey discussed the difference between accessory and principal uses. Accessory uses like this can become a principal use on a lot which is what led to the code enforcement matter.

**5. PUBLIC COMMENTS**

With no citizens requesting to address the Planning Board, Chair Steve Brown closed the public comments.

**6. OTHER BUSINESS**

No other business was discussed.

**7. ADJOURNMENT**

*With no further business, Mr. Chip Thomas moved to adjourn. The motion was seconded by Mr. Tony Snow, and the motion passed unanimously.*

*Vote: 7/0*

  
Steve Brown, Chair