



TOWN OF YADKINVILLE

“A TOWN IN PROGRESS”

PLANNING BOARD REGULAR MEETING MONDAY, April 15, 2024

5:30 P.M.
Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS

TOWN OFFICIALS PRESENT:

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present	Mike Koser, Town Manager
Jeff Gibbs, Vice Chair - Absent	Abigaile Pitman, Planning Director
Virgil Dodson - Present	
R.J. Speaks - Absent	
Danny Coe – Present	
Christy Ellington – Present	
Tony Snow – Absent	

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair called the meeting to order at 5:30 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- March 18, 2024 – Regular Meeting Minutes

Danny Coe moved to approve the January 22, 2024 Planning Board Meeting Minutes. Virgil Dodson seconded the motion, and the motion passed unanimously by a vote of 4-0.

3. NEW BUSINESS

- A. ZTA-24-1 continued from the March 18, 2024 meeting.

- A request by staff to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Zoning Districts and Uses, Section 3.4 Permitted Uses, Table 3.1 Religious Institutions and Related Uses, and Section 3.5 Special Requirements for Certain Uses of the Town of Yadkinville Development Ordinance.

Since the March 18 meeting, Planning Director Abigaile Pitman had done research on the topic of zoning churches, religious institutions and related uses, and mailed out the material to the Board members prior to the meeting. Ms. Pitman led the Board in a discussion of the research and

how they wanted to regulate these uses in residential districts. The Board affirmed that they wanted all such uses in residential districts to be subject to a special use permit and the special regulations; to remove the use from the RMH district (the two mobile home parks in town); to require on-site parking (no street parking allowed); to not use seating capacity as in the regulations because there are other related uses that will not have regular church sanctuary pews, etc.; and to require an evaluation of trip generation to determine adequacy of street classification. Ms. Pittman stated that she would continue to work on the text amendment and bring it back to the Board at its next meeting.

B. ZTA-24-2

- A request by staff to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Section 2.2.10 Map Amendments, Step 4, pertaining to providing notice of Planning Board meetings.

Planning Director Abigail Pittman reviewed the text amendment request, referencing the staff report. She explained that the Commissioners had requested that mailed and posted notice of map amendments be provided prior to the Planning Board meeting.

Virgil Dodson moved to approve text amendment ZTA-24-2 ZTA-2024-02, Ordinance 2024-4, stating that the recommendation is reasonable and in the public interest because this amendment will allow for the Planning Board's recommendation to the Board of Commissioners to be more completely informed. Christy Ellington seconded the motion, and the motion passed unanimously by a vote of 4-0.

4. OTHER BUSINESS – There was no other business.

5. UPDATES

Ms. Pittman summarized the updates on the following rezoning cases, previously reviewed and recommended by the Planning Board.

- At its meeting on April 1, 2024 the Board of Commissioners continued the request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street identified as Parcel 130821 (ZMA-24-2).
- At its meeting on April 1, 2024 the Board of Commissioners approved the request by Max Land Holding, LLC for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street identified as Parcel 155314 (ZMA-24-3).

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is May 20, 2024; however, we have no agenda items.

Danny Coe moved to adjourn the meeting. The motion was seconded by Christy Ellington, and the motion passed unanimously by a vote of 4-0.

Anna J Howe

Anna Logan Howe, Chair

6/17/24

Date