



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
REGULAR MEETING
MONDAY, JUNE 17, 2024
5:30 P.M.**

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Jeff Gibbs, Vice Chair - Present
Virgil Dodson - Present
R.J. Speaks - Absent
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Alex Potts, Town Clerk

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair called the meeting to order at 5:36 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- April 15, 2024 – Regular Meeting Minutes

Virgil Dodson moved to approve the April 15, 2024 Planning Board Meeting Minutes. Danny Coe seconded the motion, and the motion passed unanimously by a vote of 4-0.

3. NEW BUSINESS

A. ZMA-24-4

- A request by Habco LLC., to rezone 6.985 acres located on Service Road, from Highway Business District to Light Industrial District.

Town Manager Mike Koser provided an overview of ZMA 24-4. Parcel #132737 on Service Road is currently zoned as Highway Business, and Habco LLC. is seeking to have it rezoned to Light Industrial District to construct a lumber sales facility. Manager Koser suggested approving ZMA 24-4 due to the consistency of the Light Industrial (LI) District and its alignment with Land Use Strategy 1 in the adopted Yadkinville

Comprehensive Plan. It was also mentioned that all production will occur inside a building and the property entrance will be on Service Road.

Virgil Dodson made a motion to approve ZMA 24-4, a request by Habco LLC. for the rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 6.985 acre property on Service Road identified as Parcel 132737. This recommendation is consistent with the intent of the Light Industrial (LI) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Jeff Gibbs seconded the motion and the motion passed unanimously by a vote of 4-0.

B. ADP-24-1

- An Alternate Design Proposal by Spectrum Development LLC. for 117 W. Lee Avenue.

Town Manager Koser gave an overview of Alternate Design 24-1. He noted a few discrepancies with the proposal, including landscaping, bay doors facing road frontage, and the number of parking aisles. Mr. Aaron Edwards with Venture Properties LLC. presented a copy of the alternative site plan. He iterated that based on retailers' demand, parking should be sufficient. Also, the landscaping design is not complete but will be adjusted to create a buffer in front of the bay doors of Mavis Tire. Other areas on the site plan consist of green space that exceeds the expectations of the ordinance. Mr. Justin Church, Civil Engineer, explained the stormwater system.

It was discussed that there will be a driveway connecting Food Lion and this new development site, but it will not interfere with Food Lion's parking. Manager Koser referenced the Staff Report for his concerns. The Planning Board voiced concern about parking availability. Manager Koser noted that based on calculations, the proposed 135 parking spaces should be sufficient for the retail/restaurants presented. It was brought to the Board's attention that there are 4 drive aisles presented and the ordinance only allows for 3. Manager Koser noted that the Dunkin Donuts building encroaches on the utility easement. Mr. Edwards stated that they could reduce the footprint of the building.

The Planning Board discussed the roundabout project on U.S. Highway 601 and agreed that Venture Properties is not required to plant shrubbery along that thoroughfare since it will be removed. Following additional discussion, the Planning Board decided to schedule a workshop to further discuss the proposal within the next two weeks.

Virgil Dodson made a motion to defer ADP 24-1 until further information is known and site plans are adjusted. Jeff Gibbs seconded the motion, and the motion passed unanimously. Vote: 4-0

4. OTHER BUSINESS – There was no other business to discuss.

5. UPDATES

- ZTA-24-1 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.

Staff has decided to postpone further work on ZTA-24-1.

- ZTA-2024-2 Request to amend the Town of Yadkinville Code of Ordinance, Title 9, Development Ordinance, Article 3, Section 2.2.10 Map Amendments, Step 4, pertaining to providing notice of Planning Board Meetings.


On June 3, 2024, the Board of Commissioners unanimously approved this Text Amendment.

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is July 15, 2024.

Virgil Dodson moved to adjourn the meeting at 7:46 p.m. The motion was seconded by Jeff Gibbs, and the motion passed unanimously by a vote of 4-0.



Anna Logan Howe, Chair



Date