



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
SPECIAL MEETING
MONDAY, JUNE 26, 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 - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present

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 5:37 p.m. and determined that a quorum was present.

2. NEW BUSINESS

A. ADP-24-1

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

The Town Manager, Mr. Koser, reiterated Spectrum Development's Alternative Design Proposal. He mentioned that most of the planting concerns along Lee Avenue, Lincoln Street, and the parking area had been addressed. The original requirement was for 41 shrubs, but Spectrum is now proposing 55. Mr. Koser noted that the total required parking spaces were calculated at 125, and Spectrum LLC is providing 135, along with 2 loading zones. Mr. Virgil Dodson pointed out 2 deficiencies: the absence of planting beds in front of Dunkin Donuts and 4 drive aisles instead of the maximum of 3. It was discussed that the loading zones could potentially be a hazard. The Ordinance requires 2 loading zones for the project. Mr. Aaron Edwards from Venture Properties mentioned that after a call with Dunkin Donuts, they plan to have all deliveries scheduled for nighttime and use their drive-through aisle for the loading/unloading zone. Mr. Edwards also stated that they can add a clause in the lease agreement with their

tenants that requires them to have delivery drivers park behind the building. Mr. Dodson recommended approving the 4 parking lot aisles. After more discussion, the board agreed to approve the updated Alternative Design Proposal with the following conditions:


- 1) Add loading/unloading zones, and the requirement to have delivery drivers park behind the building in each lease agreement.
- 2) Variance to allow a 4th parking aisle.
- 3) Variance to approve Dunkin Donuts building without a plant bed.

Virgil Dodson made a motion to approve ADP 24-1 with the conditions that they add loading/unloading zones with requirements in lease agreements, allowance of the 4th parking aisle, and allowance of no plant beds in front of Dunkin Donuts. RJ Speaks seconded the motion, and the motion passed unanimously. Vote: 6 -0


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

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

Virgil Dodson moved to adjourn the meeting at 6:33 p.m. The motion was seconded by Danny Coe, and the motion passed unanimously by a vote of 6-0.



Anna Logan Howe, Chair



Date