



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
REGULAR MEETING
MONDAY, JULY 15, 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 – Absent
Jeff Gibbs, Vice Chair - Absent
Virgil Dodson - Absent
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – 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 5:28 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- June 17, 2024 – Regular Meeting Minutes

Danny Coe moved to approve the June 17, 2024 Planning Board Meeting Minutes. Steve Brown seconded the motion, and the motion passed unanimously by a vote of 4-0.

3. NEW BUSINESS

A. ZMA-24-6

- A request by Mr. Robert Baldwin, to rezone 8.03 acres located at 4736 U.S. 601 Highway, from Rural Residential District to Residential Medium Density District.

Town Manager Mike Koser presented an overview of ZMA 24-6. He mentioned that Parcel #129925 is situated at 4736 U.S. 601 Highway and is currently zoned as Rural Residential (RR). Mr. Koser explained that Mr. Baldwin is seeking to rezone the area in order to build a housing development consisting of 15 lots, with town water and sewer services

provided. After some discussion, the Board decided to approve ZMA-24-6.

Steve Brown made a motion to approve ZMA 24-6, a request by Robert Baldwin for the rezoning from the Rural Residential (RR) District to Residential Medium Density (RM) District for a 8.03 acre property at 4736 U.S. 601 Highway identified as Parcel 129925. This recommendation is consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Tony Snow seconded the motion, and the motion passed unanimously by a vote of 4-0.

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


5. UPDATES

- ZMA-2024-4 Request from Habco LLC. to rezone 6.985 acres located on Service Road (Parcel #132737) from Highway Business (HB) District to Light Industrial (LI) District.

On July 8, 2024, the Board of Commissioners unanimously approved this Map Amendment.

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is August 19, 2024.

RJ Speaks moved to adjourn the meeting at 5:40 p.m. The motion was seconded by Tony Snow, and the motion passed unanimously by a vote of 4-0.



Anna Logan Howe, Chair



Date