

TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 17th, 2025**

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 - Absent
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Alex Potts, Town Clerk
Meredith Detsch, Planning Director

AUDIENCE: Applicants Michael and Kathy Williams

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair called the meeting to order at 5:33 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- August 19th, 2024 – Regular Meeting Minutes

Mr. Speaks moved to approve August 19th, 2024, Planning Board Meeting Minutes. Mr. Coe seconded the motion, and the motion passed unanimously by a vote of 5-0.

3. NEW BUSINESS

A. ZMA-2025-01

- A request by Michael & Kathy Williams for a rezoning from the Highway Business (HB) District to a Residential Medium Density (RM) District for a 0.319-acre property at 1605 E. Main Street (Parcel 133386).

Ms. Detsch presented an overview of ZMA 2025-01. Mr. & Mrs. Williams were requesting to rezone their property from Highway Business (HB) to Residential Medium (RM) located at 1605 E. Main Street, Parcel No. 133386. Ms. Detsch explained the adjacent properties surrounding the property to be rezoned were primarily zoned RM and consisted of several residential homes. The applicants would like to build a single-family home and must rezone it to be able to submit a permit for it. The property is in Town and has access to water/sewer and off a main throughfare, E. Main Street. Included in the agenda packet was the staff report, application, notice of advertisement in the paper and site, as well as the mailings to adjacent property owners. Ms. Detsch noted the maps throughout the staff report and how that property was consistent with the adopted Comprehensive Plan. In reviewing a zoning map amendment, the Planning Board should review the map to ensure it aligns with the Comprehensive Plan Future Land Use Map and the Goals and Strategies. Those strategies this rezoning aligns with are:

LU- 1: Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas.

LU-3: Promote additional infill residential development to support existing and future commercial development.

LU-5: Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

Mr. Snow asked staff if the lot met all the district size requirements and staff verified and answered yes it was over the minimum square footage (.39 acres). The board asked the applicants if their plan was to build a house. The Williams explained that they own the house on the other side of their home. They are looking at a single-family home for it only. After no further discussion Ms. Detsch noted the board could just adopt the consistency statement in their agenda packed with their motion verses reading the entire thing.

*Mr. Dodson moved to recommend **the approval** of ZMA-2025-01. The Planning Board adopts the consistency statement dated February 17th, 2025, contained in the agenda materials to **approve** the zoning map amendment for Parcel 133386, for a rezoning from the Highway Business (HB) District to a Residential Medium Density (RM) District for a 0.319-acre property at 1605 E. Main Street. **Comprehensive Plan Consistency Statement February 14, 2025.***

ZMA 2025-01

Address: 1605 E. Main Street

Applicant: Michael & Kathy Williams

*After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of Yadkinville's Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **CONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public's interest because: the request is consistent with the intent of the Residential Medium Density (RM) District and Land Use Goal and Strategies of the adopted Yadkinville*

Comprehensive Plan. Goal- Land Use & Growth Management: Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

Strategies:

LU- 1: Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the overdevelopment of environmentally sensitive areas.

LU-3: Promote additional infill residential development to support existing and future commercial development.

LU-5: Encourage the revitalization and reuse of currently unused or underutilized structures and sites. Mr. Snow moved seconded the motion, and the motion passed unanimously by a vote of 5-0.

- 4. OTHER BUSINESS** – Ms. Detsch noted that there are three members’ terms expiring this year and staff would like to know if the members would like to be reappointed. Those members are Ms. Howe for in-town and Mr. Speaks and Mr. Snow for ETJ appointments. The board members agreed to be reappointed. Staff will send the recommendations to the respective boards for March 3rd as both the County and Town have meetings on the same day.

5. UPDATES

- Mr. Koser presented the updated and noted the Town of Yadkinville extended their corporate limits (annexed) and approved the Zoning Map Amendment (ZMA 2024-05) petitioned by South Oak Ridge Baptist Church regarding Parcel ID 15429, a 26.887-acre parcel at 2624 U.S. 601 Highway from Yadkin County’s Zoning Jurisdiction Highway Business (HB) to Town of Yadkinville’s Zoning Jurisdiction Office Institutional (OI). Discussion on the building for timeframes occurred with the board and staff. Staff is working with the county to streamline the development submittals, so both are on the same page with submittals.
- Zoning Text Amendment 2024-03 Ordinance No. 2024-06 was approved to remove Caretaker Residence. This was originally proposed for a large scale facility to have a full time caretaker. The way it was worded was confusing and since there were none being utilized the boards removed it.
- The Board asked Ms. Detsch to tell them about herself. Ms. Detsch explained she went to Appalachian State of University (ASU) and fell in love with the area. She met her husband there and graduated with both her bachelor’s degree and master’s degree from there. She explained she started working in the state in the City of Gastonia and when her fiancé was accepted into the medical school in South Carolina they moved to the area where she worked in the Town of Summerville for almost five years. They missed the area and moved back to Elkin. She joins the Town after being in North Wilkesboro for the past five years. The board

welcomed Ms. Detsch and is excited to work with her. Ms. Detsch echoed the same and is here to help them anyway she can.

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is March 17th, 2025.

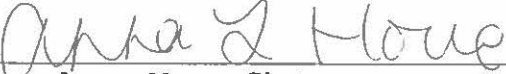
Mr. Speaks moved to adjourn the meeting at 5:50 p.m. The motion was seconded by Mr. Dodson, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,



Meredith Detsch, CZO
Planning Director

3/17/25
Date



Anna Logan Howe, *Chair* or
Jeff Gibbs, *Vice Chair*

3/17/25
Date