

**Town of Yadkinville  
Planning Board Meeting  
Monday, October 15, 2012  
3:00 P.M.**

**Town Hall – Commissioner’s Chambers  
213 Van Buren Street Yadkinville, NC 27055**

**MEMBERS PRESENT**

Leonard Brown  
Steve Hodge  
Mary Driver Reavis  
Carl Shore  
Charles Stone  
Bobby Sutton

**MEMBERS ABSENT**

RJ Speaks

**STAFF PRESENT**

Christopher Ong, Town Manager  
Paul Lowe, Dir. of Dev. & Planning

**MEETING CALLED TO ORDER**

Vice Chairman Shore called the meeting to order at 5:30 p.m.

**PUBLIC COMMENTS**

No one signed up for “Public Comments”.

**MINUTES**

Upon the motion of Mr. Hodge and second by Mr. Brown, the minutes of the August 14, 2012 Planning Board meeting were approved unanimously as presented.  
Vote: 6/0.

**ELECTION OF OFFICERS**

The Planning Board elected a Chair and a Vice Chair. Mr. Shore was elected by unanimous vote to become Chairman on a motion by Mr. Sutton which was seconded by Mr. Stone. Vote: 6/0. Mrs. Reavis was elected to serve as Vice Chairwoman by unanimous vote. Vote 6/0. The motion to recommend Mrs. Reavis to become Vice Chair was made by Mr. Stone and seconded by Mr. Hodge.

**REZONING REQUEST-BALLAS**

Jim Ballas, owner of property located at 714 Carolina Avenue, made a request that his property be rezoned from M-1 (Light Manufacturing) to B-1 (Neighborhood Business). He stated that the reason he sought to rezone his property was to encourage greater interest in the site. Then Mr. Ong presented the rezoning analysis and commented that rezoning the property to B-1 would lower the intensity of available uses of the site. CW Medical, an existing tenant at the site, could continue to operate at the location. But, if CW Medical would expand, renovate, or alter operations, the firm would have to seek a conditional use permit from the Board of

Adjustment. After careful review and discussion, Mr. Stone made a motion to recommend approving the request. The motion was seconded by Mr. Sutton. Vote was unanimous to approve the motion. Vote: 6/0.

#### **ZONING TEXT AMENDMENT REQUEST-YADKIN UNITED METHODIST CHURCH-DODSON**

Virgil Dodson representing Yadkin United Methodist Church made a presentation to the Planning Board to alter the zoning text of Yadkinville to include the following language: Churches located in the B-3 zoning district may have an electronic sign that conforms to the church's façade and architectural character. The design will be approved by the Town Zoning Officer. The intent of this language was only to allow electronic signage, LED signs, in the B-3 (Central Business District) as a permitted use for churches. After a discussion, the Planning Board members decided to recommend allowing LED signs in all zoning districts for institutional uses (churches and schools) throughout the corporate limits of Yadkinville. Town staff would develop standards that would regulate the specifications of signs operating within Town. The motion to recommend altering the Town Zoning Text to allow LED signs within Town for use by institutional organizations was made by Mr. Stone and seconded by Mr. Hodge. The vote was unanimous to approve the motion. Vote: 6/0. The recommended language would alter Town Code 9-3-87 Illumination and 9-3-92 Prohibited Signs.

#### **OTHER BUSINESS**

Mr. Ong stated that the Planning Board should adopt new by-laws and set a regular monthly meeting. The Planning Board members were agreeable to these suggestions. Any alternations would be adopted during the December Planning Board meeting.

#### **ADJOURNMENT**

Having no additional business, Mr. Hodge made a motion to adjourn the meeting. Mr. Stone seconded the motion. The vote to adjourn the meeting was unanimous. Vote: 6/0.



Carl Shore, Chairman



Paul Lowe, Director of Development and Planning