

**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
FEBRUARY 23, 2015
6:00 P.M.**

**TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055**

PLANNING BOARD MEMBERS PRESENT:

Carl Shore – Chairman
Steve Hodge
Charles Stone
Bobby Sutton
R. J. Speaks
Tony Snow

TOWN OFFICIALS PRESENT:

Perry Williams – Interim Town Manager
Shelia Weathers – Interim Town Clerk

Members Absent: Leonard Brown, Mary Driver Reavis, and Scott Winebarger

Chairman Carl Shore declared quorum is met in order to conduct Planning Board business.

MEETING CALLED TO ORDER

Chairman Shore called the meeting to order at 6:05 p.m.

MINUTES

Upon the motion of Mr. R. J. Speaks and seconded by Mr. Tony Snow, the minutes of the December 22, 2014 Planning Board meeting were approved unanimously as presented.

Vote: 6/0

PUBLIC COMMENTS

No one present signed up to speak during this section of the meeting.

CONDITIONAL USE PERMIT APPLICATION-BEAMER/BEROTH ROAD

Interim Town Manager Perry Williams presented the Planning Board with a Conditional Use Permit application for the construction of a 48 multi-family residential apartment units zoned B-2 (Highway Residential) off of Beamer/Beroth Road(s). Mr. Williams explained that the Planning Board would need to make a motion to refer the Conditional Use Permit recommendation to the Board of Adjustment (Section 9-3-147). Mr. Charles Stone made a motion to send the CUP recommendation to the Board of Adjustment. Mr. Bobby Sutton seconded the motion and approved unanimously. Mr. Williams will present their recommendation to the Board of Adjustment on February 23, 2015.

Vote: 6/0

ZONING MAP AMENDMENT

Mr. David Pressly, Jr. and son introduced themselves to the Planning Board. He requested that two (2) parcels located on Willow Street be rezoned from R-8 (Medium-Density Residential) to

R-8A (High-Density Residential). He stated that he met with the landowners and neighbors surrounding Willow Street to discuss his intentions. Mr. Pressly introduced the Cadence plan. He stated the units would be designed for an aging Yadkinville population between 55-85 years of age. Mr. Pressly stated that some of the tenants would be on social security and some on disability with incomes ranging from \$1,800 to \$3,000 a month. He explained how the Cadence would fit into the Town's Downtown Plan, Economic Development Plan, and 20/25 Land-Use Plan. Mr. Pressly explained how the Cadence would also promote the pedestrian master plan and the Greenway Trail. Mr. Pressly thanked the Board for their time and consideration.

The floor was opened up for discussion. Mr. Charles Stone asked Mr. Pressly what would keep him from building an additional complex to that property. Mr. Pressly explained those were not his intentions. Mr. Stone asked Attorney Ben Harding if there was an ordinance that would prohibit the construction of an additional complex on this property. Attorney Harding suggested that the Planning Board made a recommendation to the Board of Adjustments and to put language into their recommendation prohibiting an additional complex on the site. Charles Stone made a motion to approve the rezoning request with the added language prohibiting construction of an additional dwelling. Mr. Tony Snow seconded the motion and passed unanimously.

Vote: 6/0

OLD/OTHER BUSINESS

No old business to discuss.

COMMENTS

No one had any comments to speak about.

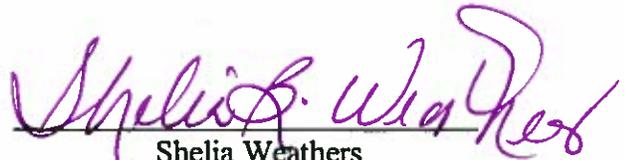
ADJOURNMENT

There being no further business to discuss Mr. R. J. Speaks declared the meeting adjourned at 6:03 p.m. and seconded by Tony Snow and passed unanimously.

Vote: 6/0



Carl Shore
Chairman



Shelia Weathers
Interim Town Clerk