



**TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
MONTHLY MEETING MINUTES  
APRIL 25, 2016**

5:30 P.M.

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

**PLANNING BOARD MEMBERS**

**(PRESENT/ABSENT):**

Carl Shore – Chairman-ABSENT  
Mary Driver Reavis – Vice Chairwoman  
Leonard Brown  
Steve Hodge  
R.J. Speaks-ABSENT  
Charles Stone  
Bobby Sutton  
Tony Snow-ABSENT  
Scott Winebarger

**TOWN OFFICIALS**

**PRESENT:**

Perry Williams – Town Manager  
Shelia Weathers – Town Clerk  
Richard Smith – Planning Advisor

Vice-Chairwoman Mary Reavis declared that a quorum was met in order to conduct Planning Board business.

**MEETING CALLED TO ORDER**

Vice-Chairwoman Reavis called the meeting to order at 6:00 p.m.

**MINUTES**

Upon the motion of Mr. Steve Hodge and second by Mr. Bobby Sutton, the minutes of February 22, 2016, Planning Board Meeting were unanimously approved as presented.

Vote: 6/0

**PUBLIC COMMENTS**

Ms. Carol Sargent and Mr. Hartman signed up for Public Comment Section of the meeting.

**NEW BUSINESS**

**Zoning Map Amendment (ZMA) Request 2016-01 – Petitioner: Scott & Gail Gordon**  
*(Attachment #1)*

Applicants Scott and Gail Gordon, are requesting the Town of Yadkinville to rezone property from R-10 (Neighborhood Residential) to R-O (Residential Office) zoning district. The property is presently owned by Grady R. Long, Suzanne Spillman, Leah Hutchens, and Clell Lee Brendle.

The property is further identified as Yadkin County property identification number (PIN) 581600097005. The property comprises approximately 4.96 acres and is located at the northwest corner of the intersection of Lee Avenue and Van Buren Street.

Planning Advisor Richard Smith provided the Planning Board with his analysis on the proposed zoning map amendment. He noted that this rezoning is consistent with the goals and growth strategies of the Town of Yadkinville, consistent with the 2025 Land Development Plan, adopted by the Town Board, which calls for the Town to continue to provide a good environment for a variety of business uses that strengthen the area's economy and contribute to the community's overall quality of life. The plan further encourages new and expanding businesses, which diversify the local economy. It was the recommendation of Mr. Smith based on the request being consistent with the goals and strategies of the 2025 Land Development Plan for the Planning Board to approve the Zoning Map Amendment (ZMA) 2016-01 as presented.

Mrs. Carol Sargent addressed the Planning Board with her concerns of property devaluation as more businesses develop within the area. Mr. Charles Stone asked the Gordons if an architectural rendering of the proposed eye doctors office was available. They explained not currently as they were awaiting the Board's decision before proceeding forward. Mr. Bobby Sutton commented that Lee Avenue would be capable of handling the flow of traffic. Mr. Boddy Todd spoke on behalf of the Gordons and favorably recommended the rezoning request as it would be beneficial for future needs within the community.

Mr. Charles Stone made a motion to recommend to the Board of Commissioner's approval for the zoning map amendment to include the Statement of Consistency as advised by Mr. Smith. Mr. Leonard Brown seconded the motion. All were in favor. Mr. Smith will present the Planning Board's recommendation to the Board of Commissioners on June 6, 2016, regular meeting.  
Vote: 6/0

### **OTHER BUSINESS**

Planning Advisor Richard Smith apprised the Board on the updating of the Comprehensive Plan and Code of Ordinance as approved by the Board of Commissioners. He noted that the updates would take approximately two years to complete.

Town Manager Perry Williams asked the Planning Board to consider changing the regular meeting time from 6:00 p.m. to 5:30 p.m.

Mr. Bobby Sutton made a motion to change the meeting time to 5:30 p.m. Mr. Steve Hodge seconded the motion. All were in favor.  
Vote: 6/0

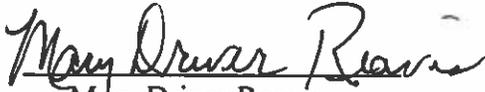
### **COMMENTS**

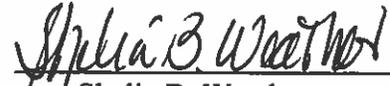
No one had any comments.

**ADJOURNMENT**

With no further business to discuss, Mr. Leonard Brown made a motion to adjourn at 6:23 p.m.  
Mr. Charles Stone seconded the motion and approved unanimously.

Vote: 6/0

  
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Mary Driver Reavis  
Vice-Chairwoman

  
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Shelia B. Weathers  
Town Clerk