

TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
JUNE 22, 2015

6:00 P.M.

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

MEMBERS PRESENT:

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

TOWN OFFICIALS PRESENT:

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

Chairman Carl Shore declared that a quorum was met in order to conduct Planning Board business.

MEETING CALLED TO ORDER

Chairman Shore called the meeting to order at 6:04 p.m.

MINUTES

Mr. Leonard Brown made a motion to approve the May 18, 2015 minutes as presented. Mr. Steve Hodge seconded the motion and were approved unanimously.

Vote: 9/0

PUBLIC COMMENTS (Attachment #1)

Mr. Bill Long, Mr. Will Long and Mr. William Miller requested to speak during their segment of business.

NEW BUSINESS

Application to Amend the Zoning Ordinance (Attachment #2)

Mr. Perry Williams presented the Planning Board with a request by Long Solar, LLC for approval for rezoning an unaddressed property located on Mackie Road (PIN #581700174078) currently zoned R-20 (Rural Residential) to M-1 (Light Manufacturing) for development of a solar farm.

Mr. Will Long from Long Solar, LLC gave a presentation with maps to the Planning Board and offered to answer questions and concerns the board members may have.

The board member's concerns were:

- Proximity of development to the adjacent property owners
- Buffers and set-backs
- Noise – (not a factor)
- Stream contamination – (no fluids emitted from this development)
- Maintenance of the grounds – (grounds would be kept clean and mowed)
- Life span of panels – (15 to 30 years and replaced individually as needed)
- Interconnection Agreement with Duke Power – (discuss upon development)
- Contract – (15 years if constructed)
- Contract Termination – (cleanup would be owner's responsibility and expense)
- Benefit to Yadkin County – (would increase tax revenue for Yadkin County)
- Job-creation – (short-term for approximately two (2) months)

Mr. Long addressed the concerns of the Planning Board. He stated that a chain-link fence would be constructed along the project line. The buffer line would consist of existing natural hardwoods and if tree removal was required, trees would be planted not to grow over twenty feet.

Mr. Leonard Brown made a motion to recommend rezoning the unaddressed property located on Mackie Road from R-20 to M-1. The motion was seconded by Mr. Tony Snow.
Vote: 7/2 with Charles Stone and R.J. Speaks voting against the recommendation.

Mr. Williams will present their decision to the Board of Commissioners on July 6, 2015.

Application for Conditional Use Permit (Attachment #3)

Mr. Perry Williams presented the Planning Board with a request by Mr. Bill Miller for approval of a Conditional Use Permit to allow the continued use of a 13-unit apartment building located at 125 W. Main Street (PIN # 80720913748) in a B-2 (Central Business) zoning district. Multi-family dwellings are a conditional use in the B-3 district and requires the approval of the Board of Adjustment upon the recommendation of the Planning Board; they are also subject to buffering with adjoining non-residential and single-family residential uses along with any additional conditions the Board of Adjustment puts on the permit (Ordinance 9-3-147).

Mr. Bill Miller addressed the Planning Board and asks that they consider his request for a Condition Use Permit for property located at 125 W. Main Street. He stated he had owned the 13-unit apartments for thirty (30) plus years and wanted to secure its existence in the future.

After a short discussion, Mr. Charles Stone made a motion to recommend the Condition Use Permit to the Board of Adjustment. The motion was seconded by Mr. R. J. Speaks and passed unanimously.

Vote: 9/0

Mr. Williams will present their decision to the Board of Adjustment.

OLD/OTHER BUSINESS

The board had no other business to discuss.

COMMENTS

No one had any comments.

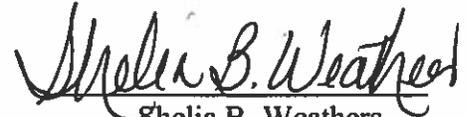
ADJOURNMENT

With no further business to discuss, Mr. Steve Hodge made a motion to adjourn. Mr. Scott Winebarger seconded the motion and approved unanimously.

Vote: 9/0



Carl Shore
Carl Shore
Chairman



Shelia B. Weathers
Shelia B. Weathers
Interim Town Clerk