

**TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
SPECIAL CALLED MEETING**

**JUNE 30, 2014**

**6:00 P.M.**

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

**PLANNING BOARD MEMBERS PRESENT:**

Carl Shore – Chairman  
Mary Driver Reavis – Vice Chair  
Leonard Brown  
Steve Hodge  
Tony Snow  
Bobby Sutton

**TOWN OFFICIALS PRESENT:**

Christopher Ong – Town Manager  
Carmen Headen – Town Clerk

Members Absent: R.J Speaks, Charles Stone, Scott Winebarger

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

**MEETING CALLED TO ORDER**

Chairman Carl Shore called the meeting to order at 6:03 p.m.

**PUBLIC COMMENTS**

No one signed up for public comments.

**NEW BUSINESS**

- 1) The Planning Board heard a rezoning request from Harris Gupton to rezone the remainder of Parcel Identification Number (PIN) 5806 77-2014 an unaddressed property of 12.25 acres located off of Beamer Road from R8-A (High-Density Residential) Zoning District to the B-2 (Highway Business) Zoning District. Additionally, the Planning Board heard a request from Mr. Gupton to rezone the remainder of PIN# 5806 76-9875 an unaddressed property of 5.9 acres located off of Beamer Road from the B-2 (Highway Business) Zoning District to R8-A (High-Density Residential) Zoning District. After some discussion, Steve Hodge made the motion to approve the rezoning request as presented for both properties as listed. Leonard Brown seconded the motion. All were in favor.  
Vote: 6/0
  
- 2) Site Plan Proposal - Property owner Harris Gupton submitted a site plan proposal for his property located off of Beamer Road PIN# 5806772014. His proposal is to divide this land, currently 12.253 acres, into 4 tracts. Tract 1, 1.60 acres; Tract 2, 2.02 acres; Tract 3, 1.71 acres and Tract 4, 8.86 acres. Leonard Brown made the motion to approve this site plan proposal as presented with the water meters shown to be set at the front of each lot near the road. Motion was seconded by Bobby Sutton. All were in favor.  
Vote: 6/0

**OLD BUSINESS**

There were no old business to discuss.

**PLANNING BOARD COMMENTS**

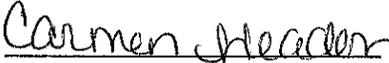
No one had any comments or issues to speak about.

Mr. Ong discussed the role of the Planning Board as an advisory board to the Board of Commissioners, reminding them that they make recommendations to the Board of Commissioners who are the ones that make legislative decisions. Mr. Ong cautioned the Planning Board members not to lead anyone to believe that a decision was made at the Planning Board level as nothing is final until it is voted on by the Town Board of Commissioners in an advertised public hearing. Mr. Ong recommended the Planning Board frame each motion that comes up on a legislative matter in the context of "I make a motion to recommend approval of..." or "I make a motion to recommend denial of..."

**ADJOURNMENT**

There being no further business to discuss, Chairman Shore declared the meeting adjourned at 6:34 p.m.

  
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Carl Shore, Chairman

  
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Carmen Headen, Town Clerk