



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
JULY 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
Mary Driver Reavis – Vice Chairwoman
Leonard Brown
Steve Hodge-ABSENT
Richie Parker
R.J. Speaks
Charles Stone
Bobby Sutton
Tony Snow

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Will Linville – Planning Advisor

Mr. Tony Snow and Mr. R. J. Speaks arrived late.

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 5:30 p.m.

Town Manager Perry Williams introduced the new Planning Board member Mr. Richie Parker and Planning Advisor Mr. Will Linville as he will be assisting Mr. Richard Smith.

MINUTES

Upon the motion of Mr. Leonard Brown and second by Mr. Charles Stone, the minutes of April 25, 2016, Planning Board meeting was unanimously approved as presented.

Vote: 8/0

PUBLIC COMMENTS

Ms. Linda Talley, Justin Somers, Farm Bureau, Inc. and Ms. Chiquita Branon signed up for Public Comment Section of the meeting.

- Ms. Linda Talley spoke favorably for the rezoning of the property located at the intersection of Lee Avenue and Eisenhower Street. She expressed her concerns regarding the truck traffic from Pine Street down Eisenhower Street. Eisenhower is a residential street, and she is worried for the safety of the children in the neighborhood.
- Mr. Justin Somers with Farm Bureau, Inc. thanked the Planning Board for hearing Farm Bureau's rezoning request. He explained that the preliminary plan was to have the entrance and exit into Farm Bureau from Lee Street pending NCDOT's requirements. The construction of the building is projected to begin in two to four years. Mr. Somers gave the Board some history on Farm Bureau, Inc. and its organization.
- Ms. Chiquita Branon addressed the Planning Board and stated that she felt Farm Bureau, Inc. would be a good fit within the neighborhood. She felt that the projected office building resembled a house within the area.

NEW BUSINESS

Zoning Map Amendment (ZMA) Request 2016-02 – Petitioner: Farm Bureau, Inc. *(Attachment #1)*

Applicant Mr. Justin Somer, are requesting the Town of Yadkinville to partially rezone property from R-10 (Neighborhood Residential) to R-O (Residential Office) zoning district. The property is presently owned by Chiquita Branon. The property is further identified as Yadkin County property identification number (PIN) 5816083578. The property comprises approximately 1.25 acres and is located at the southeastern corner of the intersection of Eisenhower Street and E. Lee Avenue with a portion extending to Coolidge Avenue.

Planning Advisor Will Linville 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. Will Linville 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) 2016-02 as presented.

Mr. Charles Stone expressed his concern regarding the parcel lines. Part of the property faces Coolidge Street and the other Lee Avenue. He stated that the property could technically be used for two building sites. Mr. Bobby Sutton raised the question if the property could be split and eliminate the Coolidge Street side. Mrs. Brannon advised the Board that the property was purchased like that, and Mr. Somer stated that only the Lee Avenue portion would be developed.

After deliberation, Mr. Leonard Brown recused himself from voting as he owns property located next to the parcel. The Board approved the request by Mr. Brown. Mr. R. J. Speaks made a motion to adopt the "Statement of Consistency" as presented by Mr. Will Linville. The motion was seconded by Mr. Bobby Sutton and passed unanimously.

Vote: 7/0 (Mr. Brown was recused from voting)

Mr. Charles Stone made a motion to deny the recommendation for the rezoning request by Farm Bureau, Inc. For lack of a second, no action was taken.

Mr. Tony Snow made a motion to recommend to the Board of Commissioner's approval for the zoning map amendment. The motion was seconded by Mrs. Mary Reavis and passed. Vote 6/1 (Mr. Charles Stone voted against, and Mr. Brown was recused from voting)

Planning Advisor Richard Smith will present the Planning Board's recommendation to the Board of Commissioners on September 12, 2016, regular meeting.

Zoning Map Amendment (ZMA) Request 2016-03 – Petitioner: Eddie Norman *(Attachment #2)*

Applicant Mr. Eddie Norman is requesting the Town of Yadkinville to rezone property from B-1 (Neighbor Business) to R-10 (Neighborhood Residential) zoning district. The property is presently owned by the applicant and his wife. The property is further identified as Yadkin County property identification number (PIN) 580716749658. The property comprises of approximately .57 acres and is located close to the western corner of the intersection of State Street and Chestnut Street.

Planning Advisor Will Linville provided the Planning Board with his analysis on the proposed zoning map amendment. Mr. Norman spoke to the Board regarding his request and advised that his property would be the only one affected by the rezoning. Mr. Linville advised that the staff finds the rezoning 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 “maintain and enhance the quality of Yadkinville’s residential neighborhoods.” Furthermore, the plan encourages the protection of the integrity of existing neighborhoods and the prohibition of the encroachment of incompatible, non-residential uses in established neighborhoods.

The Planning Board finds that the proposed rezoning is consistent with the Town of Yadkinville Land Development Plan and considers the action to be reasonable and in the public interest. Mr. R. J. Speaks made a motion to adopt the “Statement of Consistency” as presented by Mr. Will Linville. The motion was seconded by Mrs. Mary Reavis and passed unanimously.

Vote: 8/0

Mr. Charles Stone made a motion to recommend to the Board of Commissioner's approval for the zoning map amendment. Mr. Tony Snow seconded the motion. All were in favor. Planning Advisor Richard Smith will present the Planning Board's recommendation to the Board of Commissioners on September 12, 2016, regular meeting.

Vote: 8/0

OTHER BUSINESS

Planning Advisor Will Linville asked for the approval of the Planning Board to move the “Public Comments” section after the rezoning request report was given. It was the consensus of the Planning Board members to move the public comment section.

COMMENTS

No one had any comments.

ADJOURNMENT

With no further business to discuss, Mr. R J. Speaks made a motion to adjourn at 6:05 p.m. Mr. Charles Stone seconded the motion and approved unanimously.

Vote: 8/0



Carl Shore
Chairman



Shelia B. Weathers
Town Clerk