



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
RECESSED MEETING
TUESDAY, JANUARY 4, 2022
5:30 P.M.**

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055
MINUTES

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Rhyne Dowell – Acting Chair – Present
Virgil Dodson - Present
R.J. Speaks - Absent
Danny Coe – Present
Tony Snow – Present

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Abigaile Pittman, Planning Director

CALL MEETING TO ORDER

Rhyne Dowell, Acting Chair called the meeting to order at 5:30 p.m. and determined that a quorum was present.

1. PUBLIC HEARING RECONVENED FROM DECEMBER 20, 2021 MEETING

- ZTA-2021-04
 - Applicant: Abigaile Pittman, Planning Director
 - Amendment: Request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, regarding consideration of regulations for tiny house districts

Planning Director Abigaile Pittman reviewed the regulations for tiny house developments, presented suggested revisions pursuant to the Planning Board's concerns at the December meeting, and reviewed an example tiny house development on a 5 acre site (copy attached). The suggested revisions were as follows:

- The maximum size of a tiny house would be to 500 sq. ft.
- The maximum density for a tiny house development would be 5 units per acre for the development as a whole. This density restriction is subject to modification only if modified by the approved Statement of Intent and Standards document.

- Solid waste collection for a tiny house development shall be provided by at least one (1) dumpster for every twelve (12) dwellings, and is subject to the Rounding of Fractions rules of Appendix 4 of the Development ordinance.
- A dog park would be included as a permissible common element in a tiny house development.

Board member Tony Snow asked if the regulations would allow structures that looked like mobile homes. Ms. Pittman pointed out that the buildable area of each lot would not accommodate structures that long.

Ms. Pittman recommended approval of the tiny house development portion of ZTA-2021-04 / Ordinance 2021-07. This recommendation was based on consistency with the Comprehensive Plan's land use goals to:

- Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas; encourage a mix of housing types within the community to accommodate residents in different stages of life;
- Promote additional infill residential development to support existing and future commercial development; and
- To establish open space requirements for new residential developments.

Virgil Dodson made a motion to recommend approval of the tiny house development portion of ZTA-2021-04 / Ordinance 2021-07, based on the reasons listed by the Planning Director. Tony Snow seconded the motion and it passed unanimously by a vote of 4-0.

2. ADJOURNMENT - Next Scheduled Board Meeting is January 24, 2022

Virgil Dodson made a motion for the Planning Board to adjourn. Tony Snow seconded the motion and the motion passed unanimously by a vote of 4-0.

Anna Logan Howe
Anna Logan Howe Chair

1/24/22
Date