

**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
SPECIAL CALLED MEETING
DECEMBER 9, 2013**

5:30 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
Tony Snow
Scott Winebarger
Steve Hodge

TOWN OFFICIALS PRESENT:

Christopher Ong- Town Manager

PLANNING BOARD MEMBERS ABSENT:

R.J. Speaks
Bobby Sutton
Charles Stone

MEETING CALLED TO ORDER

Chairman Carl Shore declared that a quorum had been met and called the meeting to order at 5:30 p.m. Chairman Shore requested that the public comments section be moved

APPROVAL OF MINUTES

Mr. Leonard Brown made a motion to approve the meeting minutes of July 22, 2013. Vice-Chair Mary Driver Reavis seconded the motion and the motion passed unanimously.

ADOPTION OF 2014 MEETING CALENDAR

Vice Chair Reavis made a motion to approve the 2014 meeting schedule. Mr. Brown seconded the motion and it passed unanimously.

SOLAR FARMS

Town Manager Christopher Ong introduced the item for discussion, stating that he had recently become aware of solar farms as an emerging industry in this area through media reports and a public hearing held by the North Carolina Utilities Commission regarding a petition for a private solar farm off of Dobbins Mill Road in what is the extraterritorial jurisdiction of the Town of Yadkinville. Mr. Ong continued that there was no language in the Town Zoning Ordinance that allowed private solar farms or utilities as either a permitted or conditional use. Unless the language was changed in the zoning ordinance, Mr. Ong advised that they could not be permitted at the local level.

PUBLIC COMMENTS

Chairman Shore opened the floor for public comments. Public comments were made by the following individuals who each spoke individually against the proposed solar farm off of Dobbins Mill Road: Tammy Marshall of 1222 Northwood Church Road; Hannah Marshall of 1222 Northwood Church Road; Donald Marshall of 1222 Northwood Church Road; Brenda Brown of 1024 Las Brisas Drive; Glenda Hopkins of 4748 Highway 601; Lib Williams of 1008 Las Brisas Drive; Tony Hutchens of 1836 Dobbins Mill Road; Donald Johnson of 1628

Lakewood Trail; Nathan Pitts of 6213 Highway 601; James Shore of 1633 Dobbins Mill Road; Teresa Logan of 1325 Lake Hills Drive.

Chairman Shore asked if there was anyone in attendance who was in favor of the proposed solar farm. No one spoke and the public comment portion of the meeting was closed.

COMMENTS

The Board asked Mr. Ong to sum up where they were with this issue. Mr. Ong reiterated that he believed the Town would not be able to issue a permit for a private solar farm due to the fact that it is not a permitted or conditionally allowed use in the Zoning Ordinance. Mr. Ong added that the Ordinance allows for a public utility as a permitted use without conditions. This means that a public utility could currently get permitted by the Town for a solar farm without conditions. Although the specific proposal is a private entity, Mr. Ong advised the Board that it would be a good idea to take up the issue of requiring conditions for public utilities such as solar farms at the January meeting.

Mr. Tony Snow commented that he is a product of the technology era and that he should probably be supporting proposals such as the one being discussed. However, Mr. Snow continued that he grew up in Yadkin County and was involved in farming most of his life until going away to college and returning later to Yadkin County. Mr. Snow opined that agriculture is the backbone of Yadkin County, however he felt that the County was not ready for solar farms due to there being too many unknown variables and that Highway 601 is not the location for a solar farm.

There were questions about the name solar farms. Mr. Ong informed the Board that he understood the reference to "farms" as being because agricultural land is generally the cheapest to acquire to put them on.

Mr. Leonard Brown made a motion to deny the proposed solar farm to which Vice-Chair Driver seconded the motion. Mr. Ong asked for clarification as to if the Planning Board was voting to uphold the language in the Zoning Ordinance. Chairman Shore asked for a vote and the Planning Board voted unanimously in support of the motion.

ADJOURNMENT

With no further business to discuss the meeting adjourned at 6:25 p.m.



Carl Shore, Chairman



Christopher Ong, Town Manager