



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
FEBRUARY 20, 2017**

5:30 P.M.

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

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Carl Shore – Chair
Mary Driver Reavis – Vice Chair-ABSENT
Leonard Brown
Steve Hodge
Richie Parker
R.J. Speaks-ABSENT
Charles Stone-ABSENT
Bobby Sutton
Tony Snow

TOWN OFFICIALS

PRESENT:

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

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 5:32 p.m.

MINUTES

Upon the motion of Mr. Steve Hodge and second by Mr. Tony Snow, the minutes of August 22, 2016, Planning Board meeting was unanimously approved as presented.

Vote: 6/0

NEW BUSINESS

Zoning Text Amendment Request 2017-ZTA-01 (Attachment #1)

Planning Advisor Will Linville requested the Planning Board to amend the Town of Yadkinville Code of Ordinance to add Conditional Districts.

Planning Advisor Will Linville provided the Planning Board with his analysis on the proposed zoning text amendment. He noted the changes and amendments to the zoning ordinance were highlighted in green. All site-specific standards and conditions are included into the zoning

district regulations. It allows zoning to be more carefully tailored to a particular situation (in some cases, a site plan is included). Conditional zoning takes the mystery out of zoning and offers benefits in that the Board can impose additional requirements with applicant approval.

Planning Advisor Will Linville based the zoning text amendment request on the consistency of the stated purpose of the Town of Yadkinville's zoning ordinance and recommended approval of the Zoning Text Amendment 2017-ZTA-01 as presented.

Planning Advisor Will Linville and Richard Smith answered questions from the Board members. After some discussion, Mr. Tony Snow made a motion to amend the Town of Yadkinville Code of Ordinance to add Conditional Districts, and that it is consistent with the Town of Yadkinville's Zoning Ordinance's purpose in promoting orderly growth and development in Yadkinville and the surrounding area. The motion was seconded by Mr. Steve Hodge and passed unanimously.

Vote: 6/0

Planning Advisor Will Linville will present the Planning Board's recommendation to the Board of Commissioners at the April 3, 2017 public hearing and regular meeting.

Comprehensive Plan Update

Planning Advisor Richard Smith gave a status update on the Comprehensive Plan. Phase I (Background Information) and Phase II (Initial Public Input) have been completed. The "Draft" Comprehensive Plan will be presented to the Long-Range Planning Committee on March 21, 2017 to finalize the vision, goals, and strategies, and view some of the illustrations, maps and diagrams that will be included in the document. A public input meeting will be held in May to include the Planning Board, Long-Range Planning Committee and the Board of Commissioners. Final adoption of the Comprehensive Plan will take place at the June 5, 2017 Board of Commissioners meeting.

PUBLIC COMMENTS

No one signed up for public comment.

OTHER BUSINESS

Planning Advisor Richard Smith advised the Planning Board that the Code of Ordinance will be revamped following the adoption of the Comprehensive Plan.

Town Manager Perry Williams advised that Mr. Carl Shore and Mr. Leonard Brown terms were expiring in June 30, 2017. He asked if they were interested in being reappointed to the Planning Board. Both board members expressed their interest in retiring at the end of June. Mr. Williams thanked them for their service to the Town of Yadkinville.

COMMENTS

No one had any comments.

ADJOURNMENT

With no further business to discuss, Mr. Leonard Brown made a motion to adjourn at 5:58 p.m.
Mr. Bobby Sutton seconded the motion and approved unanimously.

Vote: 6/0



Carl Shore
Carl Shore
Chair



Shelia B. Weathers
Shelia B. Weathers
Town Clerk