



**TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
MONTHLY MEETING MINUTES  
MARCH 18, 2019**

5:30 P.M.

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

**BOARD OF ADJUSTMENT MEMBERS  
(PRESENT/ABSENT):**

Steve Brown – Chair  
Virgil Dodson  
Anna Howe – Vice Chair  
Mary Reavis – ABSENT  
Tony Snow – ABSENT  
R. J. Speaks – ABSENT  
Chip Thomas

**TOWN OFFICIALS**

**PRESENT:**

Perry Williams – Town Manager  
Shelia Weathers – Interim Assistant Town  
Manager/Town Clerk  
Nick Smith – Planning Director

Quorum is met – Meeting proceeded

**1. MEETING CALLED TO ORDER**

Mr. Steve Brown called the meeting to order at 5:34 p.m. and established that a quorum was present to conduct board business.

**2. APPROVAL OF MINUTES**

Mr. Virgil Dodson moved to approve the January 28, 2019 Planning Board meeting minutes. Mrs. Anna Howe seconded the motion and the motion passed unanimously.  
Vote: 4/0

**3. NEW BUSINESS**

• **ZONING MAP AMENDMENT: ZMA-2019-01**

**Background**

Planning Director Nick Smith provided background on ZMA-2019-01, detailing the property location, proposed zoning district, and proposed site plan and use. After a quick introduction, Planning Director Smith introduced Applicant Linwood Davis.

### Discussion

The members of the Planning Board began a discussion among themselves about the property and site plan. Mr. Chip Thomas asked Planning Director Smith if these site plans are set in stone if the conditional rezoning is approved. Planning Director Smith replied that Applicant Davis was required to submit only a few features of the site plan as part of the conditional rezoning process. The limited number of features that are part of this process will be set in stone, and other features will be discussed during Applicant Davis's application for a Zoning Permit at a later date.

Mr. Steve Brown led a short discussion on current vegetation on the property and the landscaping requirements for the property. Mr. Virgil Dodson commented on how the quality of apartment complexes and the structures themselves have improved over the years, pointing to the Sienna Heights apartment complex as an example. Mr. Brown led a short discussion on the consistency of the application and site plan with the Town of Yadkinville's Comprehensive Plan, with Mr. Thomas noting that the Comprehensive Plan calls for more housing options for residents.

Mr. Dodson asked if fencing would be an appropriate condition to add to the property, with Mrs. Anna Howe concurring and stating that preserving natural vegetation would be an appropriate condition. Town manager Perry Williams and Planning Director Smith discussed the new landscaping and buffer yard requirements in the Development Ordinances with the members of the Planning Board.

The members of the Planning Board had a deeper discussion on conditions to add the development as part of the conditional rezoning process, with a focus on buffer yards, fencing, and landscaping.

### Voting

Mr. Chip Thomas moved that the Planning Board recommend five conditions to the Board of Commissioners as part of the conditional rezoning process. The five conditions are:

1. A fifty (50) foot wide Type 2 landscaping buffer yard attached to the West property line.
2. The development will leave as much natural foliage as possible located on the West side of the property.
3. A twenty (20) foot wide Type 1 landscaping buffer with a six (6) foot high non-wood fence attached to the North property line.
4. A fifty (50) foot wide Type 2 landscaping buffer yard attached to the front property line adjacent to Highway 601.
5. Sidewalks that meet the standards of Section 4.6.4 of the Town of Yadkinville's Development Ordinances will be provided along all streets and roads within the development.

The motion was seconded by Mr. Virgil Dodson and the motion passed unanimously.

Vote: 4/0

Mrs. Anna Howe moved that the Planning Board recommend approval of ZTA-2019-01, using the amendments proposed by town staff, in order to amend Section 7.6.1 Nonconforming Signs of the Town of Yadkinville Development Ordinances. The motion was seconded by Mr. Virgil Dodson and the motion was approved unanimously.  
Vote: 4/0

#### **4. PUBLIC COMMENTS**

Citizens had signed up for public comments. However, all public comments occurred during the public comment portion of Zoning Map Amendment ZMA-2019-01. No one spoke during this public comment period.

#### **5. OTHER BUSINESS**

Planning Director Nick Smith and Town manager Perry Williams brought a matter to the attention of the Planning Board and sought the Board's ideas on the matter. The setbacks and buffer yard requirements for the Light Industrial (LI) and Heavy Industrial (HI) zoning districts are the same. In discussions with staff from Benchmark Planning and local business owners, a reduction of setbacks and buffer yards for the Light Industrial (LI) zoning district was discussed. After discussion between town staff and the members of the Planning Board about setbacks, zoning districts, permitted uses, landscaping standards, and buffer yards, the members of the Planning Board told town staff that the Board is willing to consider any zoning text amendments town staff would propose regarding the Light Industrial (LI) zoning district's setbacks and buffer yard requirements.

#### **6. ADJOURNMENT**

With no further business, Mr. Virgil Dodson moved to adjourn. The motion was seconded by Mrs. Anna Howe and the motion passed unanimously. The Board adjourned at approximately 7:04 p.m.  
Vote: 6/0



Steve Brown  
Chair

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Nick Smith  
Planning Director

