



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES**

APRIL 17, 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
Leonard Brown
Steve Hodge
Richie Parker-LATE
R.J. Speaks-ABSENT
Charles Stone-ABSENT
Bobby Sutton
Tony Snow-ABSENT

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Will Linville – 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 5:31 p.m.

MINUTES

Upon the motion of Mr. Leonard Brown and second by Mrs. Mary Reavis, the minutes of February 20, 2017, Planning Board meeting was unanimously approved as presented.

Vote: 5/0 (Richie Parker was absent from voting)

NEW BUSINESS

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

Applicant Mr. Gary Miller, is requesting the Town of Yadkinville to rezone property from R-10 (Residential Neighborhood) to R-O (Residential Office) zoning district. The property is identified as Yadkin County property identification number (PIN) 580608888972. The property comprises approximately 1.59 acres and is located at the southeast corner of Carolina Avenue and W. Lee Avenue.

Planning Advisor Will Linville provided the Planning Board with his analysis on the proposed zoning map amendment. He noted that the surrounding property zoning and uses located north, east, south and west of the identified unaddressed property. Mr. Linville apprised the Board that three (3) actions are requested for the Board to act upon:

- 1) Motion to approve/deny the Statement of Consistency.
- 2) Motion to approve Statement of Reasonableness.
- 3) Motion to approve/deny the request to rezone the 1.59 acre parcel located at the southeastern corner of Carolina Avenue and W. Lee Avenue.

Planning Advisor Will Linville stated the Policy Issues (Article J, Section 9-3-161 (d) of the town's zoning provisions, Zoning Criteria (2025 Future Land Development Plan Map - Medium/Moderate Density Residential), Findings of Compliance with Adopted Plans/Staff Comments and Procedures. He stated 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. The staff finds it to be reasonable extensive landscaped buffers required by the Town of Yadkinville Zoning Ordinance shall be able to mitigate and potential negative impact on adjacent properties and the surrounding community as a whole.

It was the recommendation of Mr. Will Linville based upon the request being consistent with the goals and strategies of the 2025 Land Development Plan and adjacent zoning to recommend approval of the Zoning Map Amendment ZMA-2017-01 as presented. He asked that the Planning Board adopt the Statement, Statement of Reasonableness and rezoning request as provided and explained by him.

Mr. Gary Miller addressed the Planning Board and thanked them for considering his rezoning request. He gave the history of Cape Fear Transport, and the different locations occupied in the Town. Mr. Miller noted that the business needed more space thus initiating the expansion. The new office will be approximately 3,500 square feet with two bays to park four ambulances. Cape Fear Transport has forty-four employees with seven working full-time. Mr. Miller stated that his business had three-year contracts with Forsyth, Yadkin, Davie and Department of Social Service to do medical and medicare transport. He concluded and asked if the Planning Board had any questions. Mr. Leonard Brown inquired to the type of building to be constructed on the property. Mr. Miller stated that it would be metal with three feet of brick veneer on the front. Planning Advisor Will Linville pointed out where the property was located, and that it would be properly buffered.

After a short discussion, Mr. Bobby Sutton made a motion to adopt the "Statement of Consistency" as presented by Mr. Will Linville. The motion was seconded by Mr. Steve Hodge and passed unanimously.

Vote: 6/0

A motion was made by Mr. Richie Parker to adopt the Statement of Reasonableness. The motion was seconded by Mr. Steve Hodge and passed unanimously.

Vote: 6/0

Mr. Leonard Brown made a motion to approve the recommendation for the rezoning of a 1.59 acre parcel located at the southeastern corner of Carolina Avenue and W. Lee Avenue as requested. The motion was seconded by Mrs. Mary Reavis and passed unaminously.

Vote: 6/0

Planning Advisor Will Linville will present the Planning Board's recommendation to the Board of Commissioners at the June 5, 2017 public hearing and regular meeting.

PUBLIC COMMENTS

No one signed up for public comment.

OTHER BUSINESS

Town Manager reminded the Planning Board of the upcoming public meeting on Wednesday, May 10, 2017 at 6:00 p.m. for the presentation of the Town of Yadkinville's Comprehensive Plan.

COMMENTS

No one had any comments.

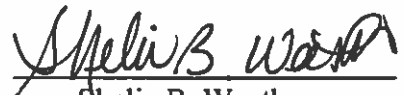
ADJOURNMENT

With no further business to discuss, Mr. Leonard Brown made a motion to adjourn at 5:53 p.m. Mr. Steve Hodge seconded the motion and approved unanimously.

Vote: 6/0



Carl Shore
Chair



Shelia B. Weathers
Town Clerk