



**TOWN OF YADKINVILLE
LONG-RANGE PLANNING COMMITTEE
MEETING MINUTES
MAY 15, 2018
12:00 P.M.
TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055**

COMMITTEE MEMBERS

(PRESENT/ABSENT):

Monta Davis-Oliver – Chair
Virgil Dodson
R.J. Speaks- ABSENT
Chip Thomas
Scott Winebarger

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers- Town Clerk
Erin Burris – Benchmark Planning
Ben Barcroft- Benchmark Planning

A quorum was declared to conduct Long Range Planning business.

1. MEETING CALLED TO ORDER

Chair Monta Davis-Oliver called the meeting to order at 12:02 p.m.

2. APPROVAL OF MINUTES

Mr. Virgil Dodson made a motion to approve the April 17, 2018 minutes. Mr. Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

3. PUBLIC COMMENTS

No one signed up for public comments.

4. NEW BUSINESS

Chair Monta Davis-Oliver turned the New Business over to Ms. Erin Burris to present.

• **REVIEW OF “DRAFT” DEVELOPMENT ORDINANCE:**

Ms. Burris asked if the Committee had any questions or comments regarding Article Three. Town Manager Perry Williams asked if the Committee would like to allow solar farms in the Rural Residential zoning district. It was discussed that solar farms are currently only allowed in the M-1 (Light Manufacturing) zoning district. The Committee

agreed that solar farms should be approved through the Board of Adjustment's Finding of Facts. Ms. Burris requested feedback from the Committee regarding Yard Sales. After some discussion, it was the consensus of the Committee to allow residents to have yard sales up to 12 days out of the year. Ms. Burris introduced *Article Four, Development Standards*. Article Four includes:

➤ General Development:

- Suitability of Land: Land that is being developed should be suitable for that specific development.
- Lot Use: Use of the lot should conform to permitted use. Two (2) principal structures are not allowed on one lot.
- Lot Access: Each lot must have twenty-five (25) feet of frontage.
- Lot of Record: A lot cannot be reduced below the minimum size requirements. If there is an existing non-conforming lot, then anyone can build on it. If there are two (2) non-conforming lots side-by-side and they are owned by the same person, they have to be combined.
- Flexibility in Administration: The administrator may alter the requirements of this section (design provisions, landscaping, etc.) to ten (10) percent less than the minimum requirement or ten (10) percent more than the maximum requirement.

➤ Density & Dimensional Standards:

- General Provisions: (A) Lot sizes required for the various districts in this ordinance were established upon assumption that adequate water supply and sewage disposal systems are available to each and every lot. (B) All zoning districts, double frontage or through lots shall provide the minimum yard requirements for front yards along both street fronts. (C) Where property abuts a street right-of-way or access easement, the setback shall be measured from the right-of-way or easement line. (D) The front setbacks of flag lots shall be established where the lot width is met. (E) Site triangle measurements. (F) Height measurements. (G) Yard Designations.
- Density & Dimensional Table: The Rural Residential (RR) district has a minimum lot size of 20,000 Square Feet and a maximum of two (2) dwelling units an acre. The Residential High Density (RH) has a minimum lot size of 5,000 Square Feet and a maximum of eight (8) dwelling units an acre.
- Exceptions to Dimensional Standards: Minimum lot size, lot width, and side setbacks shall not apply to townhomes where permitted. Lot size and lot width for duplexes shall be 1.5 times the minimum shown in the table.
- Conservation Development: The purpose is to preserve agricultural and forestry lands, natural and cultural features and environmentally sensitive areas that would be likely lost through conventional development.

➤ Environmental & Open Space Standards:

- Purpose: Establish provisions for the protection of the environment as required by state and federal law.
- Watershed Protection Standards: No changes.
- Floodplain Damage Prevention Standards
- Open Space Standards: All new residential development of more than five (5) dwelling units and a density of more than one dwelling unit per two acres.
- Primary Conservation Areas: Shall be preserved first in designating areas for required open space (wetlands and buffers of 50 feet from edge of wetland, area within a 100-year floodplain, etc.)
- Secondary Conservation Areas: Shall be preserved after all primary conservation areas have been used towards meeting minimum open space requirements (mature forest of at least one contiguous acre, slopes of greater than 10%, etc.).
- Tertiary Conservation Areas: Shall be preserved after all primary and secondary conservation areas have been used towards meeting minimum open space requirements (land with cultural or historic significance, heritage trees, farmland of statewide importance, etc.).
- Open Space Types: Nature Preserve, Greenway, Greenbelt, Agricultural Preserve, recreational Amenity Center, Square or Green, Park, Playground.
- Allowed Uses of Open Space
- Prohibited Uses of Open Space
- Open Space Dedication, Ownership, and Maintenance
- Alternatives to Dedication: Allows the developer alternatives to providing required open space.
- Landscaping & Screening Standards:
 - Purpose and Applicability: Six Types of landscaping:
 - Buffer Yards
 - Street Yards
 - Parking Lot Yards
 - Building Yards
 - Screening Yards
 - Residential Lot Yards
 - General Standards for All Landscaping: Landscaping, especially shrubs, should be seventy-five (75) percent evergreen, and should not impair vision of traffic.
 - Buffer Yards: Separate higher intensity and lower intensity. A Type 1 buffer should be twenty (20) feet wide, and a Type 2 buffer should be fifty (50) feet wide.
 - Type 1: Non-residential, multi-family residential development adjacent to any type of residential development
 - Type 2: All development in a Light Industrial (LI) or Heavy Industrial (HI) adjacent to all other zoning districts.

- Street Yards: Located between a street right-of-way and a parking area or building. Street yards must have a width of ten (10) feet.
- Parking Lot Yards: Must have a tree within 60 feet of each parking space in non-residential areas.
- Building Yards: Create a buffer between buildings and parking areas.
- Screening Yard: Applies to garbage containers, mechanical equipment and outdoor storage.
- Residential Yards: The purpose is to replace trees removed during the grading process and establish a residential tree canopy, especially in new major subdivisions.
- Fences and Walls: General Requirements, Height and Materials (Table included), Design, etc.
- Plant Installation Standards: Drought Tolerant Plants of North Carolina List.
- Landscaping Maintenance: If plants/ bushes die, they have to be replanted.

Ms. Burris concluded Article 4 with a timeline for adoption.

5. OTHER BUSINESS

Chair Monta Davis-Oliver apprised the next committee meeting for July 17, 2018, at 12:00 p.m.

6. ADJOURNMENT

With no further business to discuss, Mr. Virgil Dodson made a motion to adjourn at 1:33 p.m. Mr. Chip Thomas seconded the motion, and the motion passed unanimously.

Vote: 3/0


 Monta Davis-Oliver
 Chair


 Alex Myrick
 Town Staff