

**TOWN OF YADKINVILLE  
PLANNING BOARD MEETING  
MONTHLY MEETING MINUTES  
JUNE 23, 2014  
6:00 P.M.**

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

**PLANNING BOARD MEMBERS PRESENT:**

Carl Shore – Chairman  
Leonard Brown  
Steve Hodge  
Tony Snow  
R.J Speaks  
Charles Stone  
Bobby Sutton  
Scott Winebarger

**TOWN OFFICIALS PRESENT:**

Christopher Ong – Town Manager  
Carmen Headen – Town Clerk

Members Absent: Mary Driver Reavis

Chairman Shore declared quorum is met in order to conduct Planning Board business.

**MEETING CALLED TO ORDER**

Chairman Carl Shore called the meeting to order at 6:00 p.m.

**MINUTES**

Upon the motion of Leonard Brown and seconded by Bobby Sutton, the minutes of the February 10, 2014 and February 24, 2014 Planning Board meetings were approved unanimously as presented.

Vote: 7/0

**NEW BUSINESS**

**1. PUD Site Plan Modification – Parkview Townhomes**

Mr. Robert Baldwin, owner of Parkview Townhomes, requested a site plan modification from his original plans in order to build single townhomes with two-bay garages. Charles Stone made a motion to approve request. His motion was seconded by Leonard Brown. All were in favor.

Vote: 7/0

**2. Text Amendment Request – Solar Farms**

Unifi Manufacturing, Inc has requested a text amendment to the Town of Yadkinville's Zoning Ordinance, Article F, Section Table of Uses. Add Solar Electric Power Plants "Solar Farms" to Article F; Table of Uses as a permitted use in M-1 (Light Industrial Zoning District). Charles Stone made the motion to this request as presented. Bobby Sutton seconded the motion. All were in favor.

Vote: 7/0

**3. Text Amendment Request – Grading Business**

Mr. Drew Willard has requested a text amendment to the Town of Yadkinville's Zoning Ordinance; Articles C, F, G; Sections 9-3-22; 9-3-100; 9-3-104 to reflect grading business as a permitted conditional use in R-20. Charles Stone made the motion

to approve the text amendment as presented. The motion was seconded by Steve Hodge. All were in favor.

Vote: 7/0

#### PROPOSED TEXT

1. Article C Section 9-3-22 (Definitions)  
GRADING BUSINESS – A business that provides grading services and that does not store or manufacture asphalt, concrete, sand or other similar materials on site. Grading businesses do not provide paving services.
2. Article F Section 9-3-100 (Tables of Uses)  
GRADING BUSINESS – Permitted as a conditional uses in R-20
3. Article G Section 9-3-104 (R-20 Residential District)  
(8) Farm Supplies, Grading Business, Landscapers, Lawn and Garden Care, Lawn and Garden Supplies, Tree Services, subject to the following requirements:
  - a. All commercial building, greenhouses, storage sheds, and similar structures and parking or storage areas for vehicles, equipment, or supplies shall be set back from all property lines and street right-of-way, a minimum of twice (2x) the required setbacks for the principal building in the zoning district in which the property is located.
  - b. Paving equipment and paving material storage shall not be permitted.
  - c. Non-operational equipment shall not be permitted.
  - d. Parking areas and outdoor areas used for storage of equipment or supplies must be screened from adjacent properties. These buffers must meet the requirements of section 9-3-132 of this chapter.

#### 4. Rezoning request of property located on West Birch Street PIN 580720814211 from M1 to R10.

Charles Stone made the motion to rezone said property from M1 to R10. Leonard Brown seconded the motion. All were in favor.

Vote: 7/0

#### OLD BUSINESS

No old business to discuss.

#### COMMENTS

No one had any comments to speak about.

#### ADJOURNMENT

There being no further business to discuss Chairman Carl Shore declared the meeting adjourned at 6:30 p.m.

  
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Carl Shore, Chairman

  
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Carmen Headen, Town Clerk