



TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
AUGUST 21, 2017

5:30 P.M.

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

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Mary Driver Reavis – Vice Chair
Steve Hodge
Richie Parker
Tony Snow
R.J. Speaks
Charles Stone
Bobby Sutton

TOWN OFFICIALS

PRESENT:

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

Vice Chair Mary Reavis declared that a quorum was met in order to conduct Planning Board business.

MEETING CALLED TO ORDER

Vice Chair Mary Reavis called the meeting to order at 5:34 p.m.

MINUTES

Upon the motion of Mr. R. J. Speaks and second by Mr. Tony Snow the minutes of the July 17, 2017 Planning Board meeting was unanimously approved as presented.

Vote: 7/0

NEW BUSINESS

• **Zoning Map Amendment Request ZMA-2017-03** *(Attachment #1)*

Applicant Mr. Gregory Matthews for Carolina Farm Credit is requesting the Town of Yadkinville to rezone property from R-20 (Rural Residential) to R-O CD (Residential Office Conditional Zoning) District. The +/- 2.33 acre parcels are located at the northwestern corner of U.S. Highway 601 near Agricultural Way and further identified as Yadkin County (PIN)580711576177 and (PIN)580711576278.

Planning Advisor Richard Smith presented an overview of the plans for the Carolina Farm Credit request to rezone properties (2.33 acres) owned by Laura Sheek, the other owned by

Randy Stanley, Shirley Stanley and others from R-20 (Rural Residential) to R-O CD (Residential Office Conditional District). The property is located at the northwestern corner of U.S. Highway 601 near Agricultural Way. He stated that the rezoning request from R-20 to R-O CD, if developed according to the submitted conceptual site plan, would be consistent with the goals and growth strategies of the Town of Yadkinville's Comprehensive Plan, adopted by the Town Board.

The R-O District corresponds with the Medium Intensity land designation of the Future Land Use Map in the Comprehensive Plan. Banks and finance companies fit the intent of both the R-O District intent, and the Medium Intensity land use designation. Some of the areas with the Medium Intensity Designation may be appropriate for this use. Allowing it as a "Conditional Use" allows the Town to evaluate the appropriateness of the proposed bank and finance company location case-by-case basis, as a Conditional Zoning District approved legislatively by the Town Board of Commissioners.

Carolina Farm Credit would be a conditional district rezoning if approved use for that property. Carolina Farm Credit indicated that they have outgrown their existing site and require a bigger building. Mr. Smith stated the conditions that Carolina Farm Credit agreed to as part of this conditional rezoning include:

- 1) Access to the property will be provided on Agricultural Way only. No direct access will be provided to the site on Highway 601.
- 2) The sign for this business will be limited to a ground or monument sign with no LED features (with Board approval of Text Amendment ZTA-2017-03).
- 3) The proposed dumpster will be surrounded and screened by the installation of an opaque fence of compatible material and design to the primary structure.
- 4) No drive thru window will be provided for this facility.
- 5) Transportation improvements will be coordinated with NCDOT, Northwood Baptist Church and the Agricultural Center (Yadkin County). NCDOT has indicated that the applicants and Northwood Baptist Church will be responsible for constructing the turn lanes required by the 2014 Traffic Impact Analysis (TIA) written by Davenport.

Planning Advisor Richard Smith requested the Planning Board to take action following review of the proposed text amendment either by; approval, approval with changes, denial or deferral with the recommended five (5) conditions. Mr. Smith noted that the Board could add further conditions if they desire. The staff recommends approval of Zoning Map Amendment (ZMA-2017-03) based upon request being consistent with the Future Land Use Plan use designations in the Comprehensive Plan and the intent of the R-O Zoning District.

The Board discussed the thirty-one (31) parking spaces and the square footage of the proposed building (6,000 square feet). Mr. Smith noted that Carolina Farm Credit was not your typical bank; therefore, heavy traffic will not be an issue. He commented that Carolina Farm Credit closed the Mocksville branch to consolidate the two branches in one.

With no further discussion, Mr. Steve Hodge made a motion to approve the statement of consistency. The motion was seconded by Mr. Charles Stone and the motion passed unanimously.

Vote: 7/0

Mr. Tony Snow made a motion to approve the recommendation for Zoning Map Amendment (ZMA-2017-03). The motion was seconded by Mr. R.J. Speaks and the motion passed unanimously.

Vote: 7/0

- **Zoning Text Amendment Request ZTA-2017-03** (*Attachment #2*)
Zoning Text Amendment – Sign Standards, to amend the Town of Yadkinville Code of Ordinances, Article E, Section 9-3-91 to *add a provision permitting monument signs for non-residential uses in the RO (Residential Office) Zoning District.*

Planning Advisor Richard Smith provided the Planning Board with an overview of the proposed Zoning Text Amendment (ZTA-2017-03) changes. Mr. Smith provided the requirements for signs needing a zoning permit along with policy issues. He identified certain guidelines that the Planning Board would follow concerning zoning amendments to achieve a favorable recommendation. The R-O Zoning District corresponds to the Medium Density land designation of the Future Land Use Map in the Comprehensive Plan. Including a provision for monument signs fits the intent of both the R-O District intent, and the Medium Intensity land use designation. Limiting the size and type of sign will ensure that the impact on adjacent residential areas are kept to a minimum. The zoning text amendment would allow Yadkin Vision Center and Hospice Home to construct monument signage. Based on the request being consistent with the Future Land Use Map land use designations in the Comprehensive Plan and the intent of the R-O Zoning district, staff recommends approval of Zoning Text Amendment ZTA-2017-03 as presented.

Mr. Charles Stone made a motion to approve the recommendation for Zoning Text Amendment (ZTA-2017-03) as presented. The motion was seconded by Mr. Richie Parker and the motion passed unanimously.

Vote: 7/0

Planning Advisor Richard Smith will present the Planning Board's recommendations to the Board of Commissioners at the September 11, 2017 public hearing.

PUBLIC COMMENTS

No one signed up for public comments.

OTHER BUSINESS

No other business was discussed.

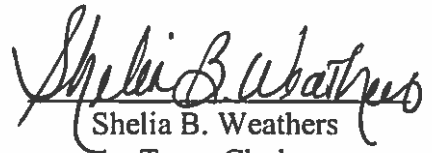
ADJOURNMENT

With no further business to discuss, Mr. Charles Stone made a motion to adjourn at 5:53 p.m.
Mr. Tony Snow seconded the motion and the motion was approved unanimously.

Vote: 7/0



Mary Reavis
Vice Chair



Shelia B. Weathers
Town Clerk