



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
AUGUST 22, 2016
5:30 P.M.**

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

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Carl Shore – Chairman
Mary Driver Reavis – Vice Chairwoman-ABSENT
Leonard Brown
Steve Hodge-LATE
Richie Parker
R.J. Speaks-ABSENT
Charles Stone
Bobby Sutton
Tony Snow

TOWN OFFICIALS

PRESENT:

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

Mr. Steve Hodge arrived late.

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 5:30 p.m.

MINUTES

Upon the motion of Mr. Tony Snow and second by Mr. Charles Stone, the minutes of July 25, 2016, Planning Board meeting was unanimously approved as presented.

Vote: 6/0

NEW BUSINESS

Zoning Map Amendment (ZMA) Request 2016-04 – Petitioner: John G. Trivette

(Attachment #1)

Applicant Mr. John G. Trivette, is requesting the Town of Yadkinville to rezone property from R-20 (Rural Residential) to B-2 (Highway Business) zoning district. The property is presently owned by the applicant. The property is further identified as Yadkin County property identification number (PIN) 581600586279. The property comprises approximately .89 acres

and is located at the northwestern corner of the intersection of Unifi Industrial Road and Shacktown Road.

Planning Advisor Will Linville provided the Planning Board with his analysis on the proposed zoning map amendment. He noted 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. It was the recommendation of Mr. Will Linville based on the request being consistent with the goals and strategies of the 2025 Land Development Plan for the Planning Board to approve the Zoning Map Amendment (ZMA) 2016-02 as presented.

Mrs. Julia Trivette addressed the Planning Board and thanked them for considering their rezoning request. She stated that their objective was to sell the parcel. Therefore, the rezoning would attract businesses. The current zoning would not allow for a business to be established.

Chairman Carl Shore expressed his concern of an unknown business moving close by the church which is located across the street. He further noted that a rezoning to a B-2 zoning district would allow for most any type of establishment.

After some discussion, Mr. Charles Stone made a motion to adopt the "Statement of Consistency" as presented by Mr. Will Linville. The motion was seconded by Mr. Leonard Brown and passed unanimously.

Vote: 6/0

Mr. Charles Stone made a motion to approve the recommendation for the rezoning request. The motion was seconded by Mr. Tony Snow and passed unaminously.

Vote 6/0

Planning Advisor Richard Smith will present the Planning Board's recommendation to the Board of Commissioners at the October 3, 2016 public hearing and regular meeting.

PUBLIC COMMENTS

Mr. and Mrs. John Trivette signed up for Public Comment Section of the meeting. Mrs. Trivette's comments are noted in the "New Business" section.

OTHER BUSINESS

Town Manager Perry Williams requested that the Planning Board change their meeting date to the third Monday of the month instead of the fourth. He noted the change would be more accommodating to the planning advisors.

Mr. Leonard Brown made a motion to approve the Planning Board regular meetings be held on the third Monday of the month. The motion was seconded by Mr. Bobby Sutton and passed unanimously.

Vote: 7/0 (Steve Hodge was present to vote)

Mr. Richard Smith recommended that the Planning Board adopt “Conditional Zoning” in the Town’s Code of Ordinance at some point for the general uses of property. He advised that the Town Board of Commissioners would like for Planning Board and Board of Adjustment to adhere attend a training class to address General Statue updates and overall roles of each board.

COMMENTS

No one had any comments.

ADJOURNMENT

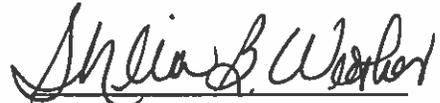
With no further business to discuss, Mr. Bobby Sutton made a motion to adjourn at 5:47 p.m.

Mr. Charles Stone seconded the motion and approved unanimously.

Vote: 7/0



Carl Shore
Chair



Shelia B. Weathers
Town Clerk