



**TOWN OF YADKINVILLE
PLANNING BOARD MEETING
MONTHLY MEETING MINUTES
SEPTEMBER 17, 2018**

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 – Absent

Steve Hodge - Absent

Tony Snow

R. J. Speaks

Charles Stone

Bobby Sutton

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager

Shelia Weathers – Town Clerk

Erin Burris – Benchmark Planning

In the absence of Vice-Chair Mary Reavis, the Planning Board elected Mr. R. J. Speaks to oversee the meeting. He declared that a quorum was met in order to conduct Planning Board business.

MEETING CALLED TO ORDER

Mr. R. J. Speaks called the meeting to order at 5:35 p.m.

MINUTES

Upon the motion of Mr. Bobby Sutton and second by Mr. Charles Stone the minutes of the June 18, 2018 Planning Board meeting was unanimously approved as presented.

Vote: 4/0

NEW BUSINESS

• **Yadkinville Development Ordinance – Erin Burris, Benchmark Planning**

Mr. R. J. Speaks introduced Ms. Erin Burris from Benchmark Planning. Ms. Burris gave an overview of Yadkinville's Development Ordinance and summary memo included in the board packet. She summarized the joint meeting held with the Board of Commissioners on September 10, 2018.

After discussions, the Planning Board asked Ms. Burris to revise the following items in the ordinance:

- Define “produce stand, permanent” and “produce stand, temporary” in Appendix A.
- Section 3.4.8.4.5: Change sidewalk clearance to four (4) feet to comply with ADA requirements
- Section 4.4.7 (A): Clarify solid waste container screening. All new dumpsters must be screened.
- Section 4.4.9: Require zoning permits for all fences and walls.
- Section 4.5.6: Exempt the CB (Central Business) district from minimum number of parking spaces.
- Section 4.6.4 (1): Require sidewalks for new developments along streets where sidewalks are designated in the adopted Comprehensive Transportation Plan or Pedestrian Master Plan.
- Section 7.5.1: Clarify that screening for solid waste containers must be brought into compliance for any site with a substantial change of use or expansion of twenty percent (20%) or greater of the use, structure or parking lot.

Mr. Tony Snow made a motion to recommend approval of the proposed Yadkinville Development Ordinance on the basis that it is consistent with the adopted Comprehensive Plan in that it implements portions of the Comprehensive Plan, specifically strategies CC2, CC4, LU1, LU2, LU4, LU5, LU6, DT1, DT2, TR5, and TR6. In doing so, Chapters 1, 3, 4 and 5 of Title 9 of the Code of Ordinance also be repealed, to include the Ordinance Adopting the Development Ordinance of the Town of Yadkinville. Mr. Charles Stone seconded the motion, and the motion passed unanimously.

Vote: 4/0

PUBLIC COMMENTS

No one signed up for public comments.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

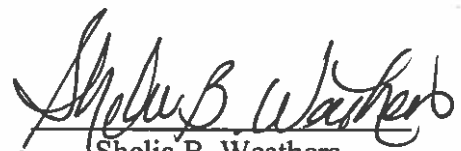
With no further business to discuss, Mr. Bobby Sutton made a motion to adjourn at 6:00 p.m.

Mr. Tony Snow seconded the motion, and the motion was approved unanimously.

Vote: 4/0



 Mary Reavis
 Vice-Chair



 Shelia B. Weathers
 Town Clerk