



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

PLANNING BOARD REGULAR MEETING MONDAY, AUGUST 21, 2023 5:30 P.M.

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055
MINUTES

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Tony Snow – Present
Christy Ellington – Present
Jeff Gibbs - Present

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Abigaile Pittman, Planning Director

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair called the meeting to order at 5:30 p.m. and determined that a quorum was present.

2. SWEARING IN OF NEW PLANNING BOARD/BOARD OF ADJUSTMENT MEMBERS JEFF GIBBS AND CHRISTY ELLINGTON

Alex Potts, Town Clerk, administered the oath of office to new members Jeff Gibbs and Christy Ellington.

3. APPROVAL OF MINUTES

- May 15, 2023 – Regular Meeting Minutes

RJ Speaks moved to approve the May 15, 2023 Planning Board Meeting Minutes. Tony Snow seconded the motion, and the motion passed unanimously by a vote of 7-0.

4. NEW BUSINESS

- ZTA-2023-1, Ordinance 2023-4 – A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Section 5.5 CB District Design Guidelines, Subsection 5.5.7.B of the Town of

Yadkinville Development Ordinance regarding façade color and the painting of brick in the CB District.

Planning Director Abigaile Pittman reviewed the text amendment request, referencing the staff report.

Ms. Pittman stated that If a building in the Central Business (CB) District is undergoing exterior alterations and/or being painted it requires the issuance of a Zoning Permit and compliance with Section 5.5 CB District Design Guidelines, including Subsection 5.5.7 Façade Color. Subsection 5.5.7.B, which currently prohibits the painting of all unpainted brick buildings in the CB District. Where existing brick buildings have been painted, color guidelines are provided.

Ms. Pittman explained that the primary reason for the Subsection 5.5.7.B regulation is to protect the downtown's historic brick buildings from damage caused by painting the older brick structures, which are more porous. When water enters the historic bricks when it rains or snows on the exterior of the building, and because it is painted, the water will get trapped in the brick. When the water freezes, it expands and stresses the brick. This can lead to some serious damage like crumbling, flaking brick faces falling off the historic building. With the mortar joints hidden beneath the paint, you might not even notice structural issues until they become severe.

However, as currently written, Subsection 5.5.7.B does not consider existing or new buildings that do not utilize historic brick (as characterized by the Secretary of Interior's Standards). Nor does Subsection 5.5.7 consider the variation of the physical properties of historic bricks and mortar, or some newly available products addressing water absorption.

To address these issues, staff has crafted a revision of Subsection 5.5.7.B that would allow the painting of existing or new buildings that do not utilize historic brick, and special consideration of the painting of historic brick buildings if done with appropriate materials addressing absorption and vapor transmission, as advised by the Secretary of Interior's Standards.

Virgil Dodson moved to recommend approval of ZTA-2023-1, Ordinance 2023-4 to the Board of Commissioners – A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Section 5.5 CB District Design Guidelines, Subsection 5.5.7.B of the Town of Yadkinville Development Ordinance regarding façade color and the painting of brick in the CB District. He stated that this recommendation is reasonable and in the public interest based on the consistency of the request with the adopted Comprehensive Plan, and the purpose of the building design guidelines of the Development Ordinance. Danny Coe seconded the motion, and the motion passed unanimously by a vote of 7-0.

Following the motion, the Planning Board expressed an interest in having a workshop to review and discuss the components of the regulations relevant to encouraging downtown development, such as paint colors and murals.

UPDATES

- On June 5, 2023 the Board of Commissioners approved ZMA-2023-1, a request to rezone an 8.349-acre property identified as Tax Parcel 13350 Progress Lane, from the Light Industrial (LI) zoning district to the Office and Institutional (OI) zoning district.

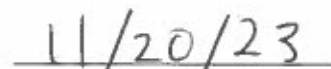
5. **OTHER BUSINESS** – *Ms. Pittman stated that there was no other business.*

6. **ADJOURNMENT** – *Ms. Pittman stated that the next regularly scheduled Planning Board meeting is September 18, 2023 but at this time no applications have been received.*

RJ Speaks made a motion for the Planning Board to adjourn. Virgil Dodson seconded the motion and the motion passed unanimously by a vote of 7-0.



Anna Logan Howe, Chair



Date