



# TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD  
REGULAR MEETING  
MONDAY, MAY 15, 2023  
5:30 P.M.**

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

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**PLANNING BOARD MEMBERS**

**(PRESENT/ABSENT):**

Anna Logan Howe, Chair – Present  
Virgil Dodson - Present  
R.J. Speaks - Present  
Danny Coe – Present  
Tony Snow – Absent

**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.*

**1. APPROVAL OF MINUTES**

- December 19, 2022 – Regular Meeting Minutes

*RJ Speaks moved to approve the December 19, 2022 Planning Board Meeting Minutes. Danny Coe seconded the motion, and the motion passed unanimously by a vote of 4-0.*

**2. NEW BUSINESS**

- ZMA-2023-01
  - Applicant: Yadkin County Economic Development Partnership

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.

Planning Director Abigaile Pittman reviewed the text amendment request, referencing the staff report, providing property information, adjacent zoning and land uses, and information about the surrounding roads.

Ms. Pittman stated that the intent of the requested Office and Institutional (OI) District is to accommodate professional offices, institutional uses, schools, government buildings, and related uses.

Referencing the Future Land Use Map of the adopted Comprehensive Plan, Ms. Pittman also stated that the subject property lies within an area designated for future medium intensity development. The medium intensity land use classification is intended for a variety of medium residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas are located in areas with easy access to transportation and utility infrastructure.

Ms. Pittman explained that the Land Use Strategy 1 of the Plan is to utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas; and that the Land Use & Growth Management Goal of the Comprehensive Plan is to establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists.

Staff recommended approval of ZMA-2023-01, 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. This recommendation is based on the request being consistent with the intent of the Office and Institutional (OI) District, and the following Land Use & Growth Management goal and strategy of the adopted Yadkinville Comprehensive Plan:

1. The Land Use & Growth Management Goal of the Comprehensive Plan to establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists; and
2. Land Use Strategy 1 of the Plan which is to utilize and Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas.


The Chair asked if there was anyone present that wished to address the Board regarding this request. Sandi Scannelli, Bobby Todd, and Lisa Hughes were present, and all spoke in support of the requested rezoning. They jointly explained that Sandi Scannelli, President and CEO of the Shallow Ford

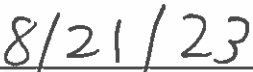
Foundation, and the Yadkin County Economic Development Partnership are proposing to develop a "Flex Plex" on a 1.5 acre portion of this parcel on Progress Lane. The Flex Plex would be one approximately 7,500 square foot building with six unique day care centers (max 76 kids + 12 staff + 2 Smart Start staff). The Shallow Ford Foundation has been the planning team leader, fundraiser, and advocate of this initiative; the Yadkin County Economic Development Partnership will own and construct the building; and Smart Start of Yadkin County will manage the facility. This project and the facility will be a state-wide and national example of such a project and is getting a great deal of attention and hopefully, support.

Following review of the proposed map amendment ZMA-2023-01, Virgil Dodson made a motion the Planning Board recommend approval of ZMA-2023-01, based on the request being consistent with the intent of the OI District, and the Land Use & Growth augment goal and Land Use Strategy of the adopted Yadkinville Comprehensive Plan. The motion was seconded by RJ Speaks and was unanimously approved by a vote of 4-0.

3. **UPDATES** – *There were no updates.*
4. **OTHER BUSINESS** – *There was no other business.*
5. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is June 19, 2023.

*Virgil Dodson made a motion for the Planning Board to adjourn. RJ Speaks seconded the motion and the motion passed unanimously by a vote of 4-0.*

  
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Anna Logan Howe, Chair

  
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Date