

PLANNING BOARD MEETING
February 7, 2006

The Planning Board for the Town of Yadkinville met on Tuesday evening, February 7, 2006 at 5:30 p.m. Members present were Bobby Sutton, Dana Ladd, Carl Shore, Leonard Brown, Louise Walker, Matthew Hamby and Eldon Crews.

Minutes of the last meeting were approved as read.

Mr. Larking stated that Larry Wells had rescinded his rezoning request at this time.

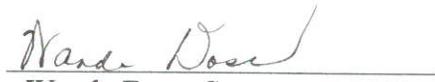
A preliminary plat for a subdivision located off of Northwood Church Road was reviewed by the board. The subdivision consists of 11 lots and is owned and being developed by Michael Hauser. The property is zoned R-20 with an average lot size of 1.186 acres. Water will be provided by the town at a later date. All lots will have private sewer systems. A one foot strip between the existing boundary line and proposed right of way line will be retained by the owner. The proposed name of the subdivision will be Jasmine Woods.

A motion was made by Carl Shore to approve the preliminary plat of the subdivision with the stipulation of the one foot strip between the existing boundary line and right of way to be retained by the owner. The motion was seconded by Matthew Hamby. All approved. The preliminary plat will be presented to the town board at their next meeting on March 6th for final approval.

David Fencil and Kim Bates were present to discuss changes and updates to the zoning ordinances to make it more user friendly. The town's zoning ordinance being used now was adopted in 1974. In their opinion, it is outdated and needs revising. All members of the board were given a Table of Uses with all the zoning districts that showed uses in each district. They are to review the list and make any changes they feel would be beneficial to the zoning ordinance and will meet at a later date to go over the changes.

With no further business to be discussed, the meeting was adjourned.


Bobby Sutton, Chairman


Wanda Doss, Secretary