

PLANNING BOARD MEETING

July 12, 2005

The Town of Yadkinville Planning Board met on Tuesday afternoon, July 12, 2005 at 5:30 p.m. Members present were Dana Ladd, Louise Walker, Carl Shore, Eldon Crews, Bobby Sutton, B.H. Dinkins and Matthew Hamby.

Chairman Bobby Sutton called the meeting to order. Minutes of the prior meeting were approved as read.

Mr. Larking presented to the board a request that the town had received from Unifi for rezoning of property. The requested rezoning is from R-20 to M-1. The property consists of 35.01 acres and is located on Unifi Industrial Road. The property to the south is where Unifi T-5 and Poly Plant are located. The property is now for sale and is an ideal site for commercial or manufacturing uses and would be more marketable if it was rezoned to M-1. An aerial view of the property was viewed by all and discussions were made concerning the buffer zone. Mr. Larking made reference to Sec. 9-3-21(4) regarding buffer strip from the Code of Ordinance Book. Mr. Dinkins made a motion that the town manager make an amendment to the present buffer strip requirements and present it at the next town board meeting. Carl Shore seconded the motion. All were in favor.

A second motion was made by B.H. Dinkins to rezone the 35.01 acre tract of land from R-20 to M-1 as requested, however, subject to the Town Board enforcing a more stringent buffer requirement. Carl Shore seconded the motion. All were in favor.

David Fencil handed out to each member a color coded land use map to review. He asked that each area be studied and to make any changes. Mr. Fencil continued on with review of the 2025 Land Development Plan draft. It was decided that the board will meet again on Monday evening, August 8, 2005 at 5:30 p.m.



Bobby Sutton, Chairman



Wanda Doss, Secretary