



# TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD  
REGULAR MEETING  
MONDAY, MARCH 18, 2024  
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  
Jeff Gibbs, Vice Chair - Present  
Virgil Dodson - Present  
R.J. Speaks - Present  
Danny Coe – Present  
Christy Ellington – Absent  
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.*

### **2. APPROVAL OF MINUTES**

- January 22, 2024 – Regular Meeting Minutes

*Danny Coe moved to approve the January 22, 2024 Planning Board Meeting Minutes. Virgil Dodson seconded the motion, and the motion passed unanimously by a vote of 5-0.*

### **3. NEW BUSINESS**

#### **A. ZTA-24-1**

- A request by staff to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Zoning Districts and Uses, Section 3.4 Permitted Uses, Table 3.1 Religious Institutions and Related Uses, and Section 3.5 Special Requirements for Certain Uses of the Town of Yadkinville Development Ordinance.

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

The Planning Board members discussed concerns regarding the proposed amendment and agreed to postpone the case to the April 15, 2024 meeting and have Ms. Pittman do additional research and report back.

*Virgil Dodson moved to postpone ZTA-24-1, a request by staff to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Zoning Districts and Uses, Section 3.4 Permitted Uses, Table 3.1 Religious Institutions and Related Uses, and Section 3.5 Special Requirements for Certain Uses of the Town of Yadkinville Development Ordinance to the April 15, 2024 meeting. RJ Speaks seconded the motion and it passed unanimously by a vote of 6-0.*

#### B. ZMA-24-2

- A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street identified as Parcel 130821.

Planning Director Abigaile Pittman reviewed the map amendment request, referencing the staff report. Ms. Pittman stated that the property was previously used as a group home for 23 veterans and is currently zoned OI. The applicant has purchased the property and proposes to rezone the property to RH and proposes to convert the structure to 5 apartments. There is a mixture of land uses on surrounding properties, including single family residential, office, institutional, and a multifamily townhome development to the south. Ms. Pittman stated that the Staff recommends approval of ZMA-2024-02, based on the request being consistent with the intent of the Residential High Density (RH) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan.

The applicant and property owner, Rafael Trabelsi was present and responded to the Board's questions, telling them that he had not added any additions onto the building, and he had re-divided the building into five separate apartments, and that the required parking adjacent to the circular drive.

The Planning Board recommends approval of ZMA-2024-02, a request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street identified as Parcel 130821. This recommendation is based on the request being consistent with the intent of the Residential High Density (RH) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan.

*Virgil Dodson moved to approve rezoning request ZMA-2024-02, a request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre*

*property at 633 W. Main Street identified as Parcel 130821. This recommendation is based on the request being consistent with the intent of the Residential High Density (RH) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Jeff Gibbs seconded the motion and it passed unanimously by a vote of 6-0.*

**C. ZMA-24-3**

- A request by Max Land Holding, LLC for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street identified as Parcel 155314.

Planning Director Abigaile Pittman reviewed the map amendment request, referencing the staff report. Ms. Pittman stated that the applicant proposes to develop townhomes on the subject property, which requires RH zoning. She stated that there is a mixture of land uses on surrounding properties, including single family residential to the north and a vacant parcel to the east; a church immediately to the south, the Parkview residential subdivision, and a neighborhood commercial center. The Farmers Market and Town Park are located to the west of the property.

Ms. Pittman stated that the staff recommends approval of ZMA-2024-03, a request by Max Land Holding, LLC for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street identified as Parcel 155314. This recommendation is based on the request being consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan.

Juan Galvez, the applicant's representative, spoke in support of the rezoning.

*Danny Coe moved to approve rezoning request ZMA-2024-03, a request by Max Land Holding, LLC for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street identified as Parcel 155314. This recommendation is based on the request being consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Virgil Dodson seconded the motion and it passed unanimously by a vote of 6-0.*

**4. OTHER BUSINESS**

## 5. UPDATES

Ms. Pittman summarized the updates on the following rezoning cases, previously reviewed and recommended by the Planning Board.

- ZMA-2023-2 Jon Wright, PRO 163, LLC: A request for a rezoning from Rural Residential (RR) in Yadkinville's Extraterritorial Jurisdiction (ETJ) and Highway Business (HB) in Yadkin County jurisdiction, to a Rural Residential (RR) District entirely in Yadkinville's jurisdiction, for a 21.334 acre parcel on the Service Road, identified as Parcel 132453.

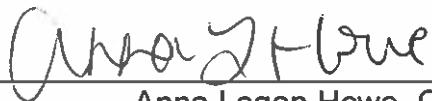
On February 5, 2024 the Board of Commissioners unanimously approved this rezoning request. Additionally, The Board of Commissioners approved the accompanying Major Special Use Permit for an RV campground on the site.

- ZMA-2024-1 James Ashley, T. Ashley Ventures, LLC: A request for a rezoning from Highway Business (HB) to a Medium Density Residential (RM) District for Parcels 153785 and 153786, fronting on Unifi Industrial Road, and totaling .487 acre.

On March 4, 2024 the Board of Commissioners unanimously approved this rezoning request.

## 6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is April 15, 2024.

*RJ Speaks moved to adjourn the meeting. The motion was seconded by Jeff Gibbs, and the motion passed unanimously by a vote of 6-0.*



Anna Logan Howe, Chair



Date