



PLANNING BOARD

REGULAR MEETING

Monday, April 21, 2025

5:30 P.M.

Yadkinville Town Hall

Commissioners Chambers

213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present

Jeff Gibbs, Vice Chair – Absent

Virgil Dodson - Present

R.J. Speaks - Present

Danny Coe – Present

Christy Ellington – Present

Tony Snow – Absent

Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager

Meredith Detsch, Planning Director

David Tickle, Applicant

James Kent, Applicant

Tom Dorsett, Applicant

David Lilly, Applicant

Issac Pelagio, Applicant

AUDIENCE: N/A

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:35 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- March 17th, 2025 – Regular Meeting Minutes

Mr. Dodson moved to approve the Planning Board Meeting minutes as submitted for March 17th, 2025, Mr. Coe seconded the motion, and the motion passed unanimously by a vote of 5-0.

3. NEW BUSINESS

Zoning Map Amendment ZMA-25-02: A request by Issac Pelagio for a rezoning from the Highway Business (HB) District to Light Industry (LI) District for a 0.676-acre property off Woodlyn Drive identified as Parcel 155519. *(Public Hearing)*

Ms. Detsch introduced the petition and noted the applicant; Mr. Pelagio was in attendance to answer any questions the board may have. In this public hearing request, Ms. Detsch explained that all the properties surrounding this property were zoned Light Industrial except for this one and a few at the beginning of Woodlyn Drive. Ms. Detsch noted in the agenda packet showed a map and all the properties surrounding it. This rezoning is for parcel number 155519 to rezone from Highway Business to Light Industrial to accommodate warehousing which is not permitted in Highway Business. Ms. Detsch explained with any rezoning request the Board must consider the Comprehensive Plan and in our Land Use Map this area is shown as an employment center which is intended for existing industries and to attract development or redevelopment for large-scale employers and industries. The Goals and Strategies of the Comprehensive Plan support infill development and industry expansion. Ms. Detsch explained that when the Board is ready to vote there are several options for adopting the consistency statement to ensure they are meeting statutory regulations. Ms. Detsch has not heard from any neighbors other than to ask what was going on. Mr. Dodson asked Ms. Detsch to clarify that every parcel next to it was Light Industrial. Ms. Detsch agreed and wasn't sure why that was the case, she is going through all recent rezonings and ensuring that the County's GIS is representing the correct zoning districts. Mr. Koser noted that some of these anomalies are from what was previously there before. With no other questions, Mr. Dodson moved to approve the rezoning request of ZMA-2025-02. The Planning Board adopts the consistency statement dated April 21st, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 155519, for a rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 0.676-acre property off Woodlyn Drive.

Comprehensive Plan Consistency Statement April 21st, 2025.

ZMA 25-02

Address: off Woodlyn Drive, Parcel No. 155519

Applicant: Isaac Pelagio

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of Yadkinville's Planning Board determines that the proposed zoning map amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, is CONSISTENT with the Future Land Use Map and should be APPROVED. The action taken is reasonable and in the public's interest because: the request is consistent with the intent of the Light Industrial District (LI) and Land Use Goal and Strategies of the adopted Yadkinville Comprehensive Plan.

Goal- Land Use & Growth Management: 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, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

Goal- Economic Development- Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

Strategies: LU-2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas. LU-5: Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

Ms. Ellington seconded the motion, and it passed unanimously 5-0.

Zoning Text Amendment ZTA 2025-01: A request by David Lily for a text amendment to change sidewalk and street light requirements in the ETJ for major subdivisions, Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways; 4.6.5.8 Street Lighting (*Public Hearing*)

Ms. Detsch introduced the text amendment request by Mr. David Lilly who was in the audience and available if the Board had any questions. Ms. Detsch explained this request was for a subdivision in our ETJ which changes with the responsibility of the infrastructure. Ms. Detsch explained our Development Ordinance requires sidewalks or multi-use paths for all new commercial and subdivision developments. When it is developed in the ETJ the responsibility falls on the Homeowner's Association (HOA) to maintain the sidewalks/multi-use paths or the individual homeowners if there is no HOA. The Town does not have the authority to take over those amenities as they are outside our corporate limits. We also require streetlights with sidewalks hence the request to remove them since the Town would not be taking over them once the subdivision is completed, the HOA or homeowner would need to. This request is two sections of our Development Ordinance, Title 9, Development Ordinance, regarding Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways; and 4.6.5.8 Street Lighting.

Mr. Lilly and Ms. Detsch came up with the language for anything that is a major subdivision, these requirements are activated. They are asking for this request only in the ETJ. Ms. Detsch noted she added in language in the near vicinity as sometimes areas can be connected into existing pedestrian infrastructure. Mr. Dodson asked if the Town would only be allowed to impose these requirements within Town limits. Ms. Detsch noted the way it is written today; it's both in-town and our ETJ. That would require the applicant to have an HOA to maintain them. Most of our recent subdivisions have been within the Town limits and this is one of the first the Town has seen outside our limits where we can't maintain them. Mr. Dodson asked about in-Town properties and Ms. Detsch explained after the developer builds the infrastructure, the Town would take ownership of them. Mr. Coe asked about the responsibility of the homeowners and Ms. Detsch noted in the ETJ they would be responsible for the lighting and maintenance of the sidewalks if there is no HOA. Discussion about starting an HOA was discussed between the Board and Ms. Detsch. Mr. Dodson asked about major subdivisions in the ETJ, and could it be deleted so it wasn't made redundant. Mr. Dodson asked if there were going to be dead-end roads, essentially cul-de-sacs that could be considered for the language. Mr. Koser asked the board if they liked limiting it to dead end roads or cul-de-sacs. Mr. Dodson noted when you have cul-de-sacs, you are limited to local traffic. When there's development with a through street or potential through street then different considerations should be made. The board agreed that it was a fair recommendation. Ms. Detsch rewrote it to include those recommendations as shown below. Ms. Detsch verified with the board that this would only be for ETJ subdivisions only. Mr. Dodson asked about the next item and how they must be constructed, it was believed to be NCDOT standards for the Town to take over and maintain.

The board asked if the development would have Town water and Mr. Lilly agreed they would. He further explained that by avoiding an HOA and installation of sidewalks and lighting it would keep the costs down on each property. With the street being a cul-de-sac, having the sidewalk end on one side would be awkward and be unbalanced for the neighbors.

Article 4 Development Standards 4.6.4 Sidewalks, Multi-use Paths, and Greenways

A. Sidewalks or multi-use paths shall be provided in the following locations:

1. Along any street front shown in the Town's adopted Comprehensive Transportation Plan or Pedestrian Master Plan to have a sidewalk or multi-use path for all new non-residential and multi-family residential development; and
2. At least on one (1) side of new streets for within major subdivisions. **For a major subdivision in the ETJ where the roadway is a dead end and will not connect in the future to another roadway, this section shall not apply.**

Mr. Dodson moved to approve ZTA-2025-01 with amended text as noted and the Planning Board adopts the consistency statement dated April 21st, 2025, contained in the agenda materials to approve the zoning text amendment for amendments to the *Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance*, regarding *Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways; 4.6.5.8 Street Lighting*.
Comprehensive Plan Consistency Statement April 21st, 2025.

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of Yadkinville's Planning Board determines that the proposed zoning text amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, is CONSISTENT with the Future Land Use Map and should be APPROVED. The action taken is reasonable and in the public's interest because it focuses on development near existing or proposed infrastructure.

Goal- Land Use & Growth Management: 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, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.
Strategies: LU-2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

SI3. Place emphasis on updating existing utilities infrastructure rather than expanding utilities infrastructure, wherever possible.

Mr. Speaks seconded the motion and it passed unanimously, 5-0.

The next item is an **Alternative Design Review**- 121 S. Monroe Street- Window requirements in our Central Business District. Ms. Detsch introduced this item and explained it may be different than previous Alternative Design Reviews the Board has approved of in the past. This is for an existing building in our Central Business District, Parcel Number 130966, being converted into a restaurant, taproom, and bar. Our design guidelines have requirements specific for our downtown properties regarding windows, color pallet, façade improvements geared toward the human element. In this case, the existing concrete block building dating to the 1940's would need to add windows along the façade and ensure it has 70% window coverage on the front. Ms. Detsch noted adding that number of windows to

this structure would be very challenging and could be detrimental to the integrity of the structure. The other requirements have been met as shown in the agenda packet for consideration. Any time there is a permit requirement in our Central Business District these design guidelines kick in. The Planning Board shall consider the following criteria:

- 1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations,*
- 2. The proposed project will be compatible with surrounding development in materials, scale, massing, and site layout.*
- 3. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements herein.*
- 4. The proposed project is consistent with the adopted plans and policies of the Town.*

Ms. Detsch explained this is solely a Planning Board approval. Mr. Dodson asked if this was a Board of Adjustment review and it was not since it is not a variance request. Our ordinance has this set up for the Planning Board to review if staff cannot approve it. Ms. Detsch noted their proposed updates in the attached plans and language for the intent of the building upfit. Discussion of the building elevations and location for the entrances occurred between staff, the applicants, and the Planning Board. Ms. Detsch asked if they wanted to explain their theme. Mr. Kent explained it would be an old-world tavern and consistent with the Town's Ordinance and would be increasing the windows and entrances but couldn't get to 70%. Mr. Dorsett explained it would be inviting and complimenting the area with a focus on agriculture. Mr. Speaks asked about taxes and Ms. Detsch explained the board doesn't have a purview on that but note that this project is taking a vacant structure and updating it with equipment, amenities and jobs all part of economic development. This will tie Main Street to the other establishment on the other end of Main Street that will bring a more walkable feel to our downtown and compliment the concerts and events the Town is hosting. Mr. Dodson never imagined our Comprehensive Plan would have perceived that a concrete block warehouse would be converted. Discussion of our ordinance occurred between staff and the board and noted this was not in line with what was projected in the renderings which is why staff felt comfortable bringing this to the Board to weigh in on. Mr. Speaks recommends approval of ADP-2025-1. This recommendation acknowledges that the Alternative Design Proposal represents a design that is equivalent or superior to one achievable under the applicable regulations, is compatible with surrounding development, substantially meets the ordinance requirements and is consistent with plans and policies of the Town. Ms. Ellington seconded the motion, and it passed unanimously 5-0.

- 4. OTHER BUSINESS** –Ms. Detsch let the board know about current legislation to pay attention to including Senate and House Bills. Ms. Detsch explained that there are several bills that are moving through and is working in conjunction with the County too, so they are in line. Two resolutions were approved by the Board of Commissioners regarding the recent downzoning addition which freezes all ordinances' ability to become stronger or create any non-conformities and the removal of the ETJ. Additionally, big changes to the boards are stemmed from House Bill 765, all board would be quasi-judicial regardless and the consistency statement adopted could now be challenged in court. All details are outlined in the report. Another big change is

the density changes, and we would need to change the Rural Residential as it would not meet the smaller lot size requirements. A lot would impact staff with timelines and liable personally for a decision-making board and staff. Staff encouraged the board to speak to their house representatives and have the Town and County Board pass resolutions opposing this bill. Mr. Koser noted this was brought up at a regional meeting he attended, and this was geared to remove the decision-making options for local jurisdictions and send it to the state for decision-making changes. Ms. Detsch went over other items of the bills and wanted to make the board aware of the proposed changes.

5. **UPDATES-** Board of Commissioners approved façade grant for 237 E. Main Street; and staff invited everyone to the Friday after Five -Summer Concert Series.
6. **STAFF REPORT-** Ms. Detsch went over the recent events and code enforcement items.
7. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is May 19th, 2025.

Mr. Speaks moved to adjourn the meeting at 6:38 p.m. The motion was seconded by Mr. Dodson, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted.



Meredith Detsch, CZO
Planning Director

7-17-25

Date



Anna Logan Howe, Chair or
Jeff Gibbs, Vice Chair

7/17/25

Date