



**PLANNING BOARD
REGULAR MEETING
Monday, May 19th, 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 – Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Chris Hauser, Applicant
Mike Koser, Town Manager
Meredith Detsch, Planning Director

AUDIENCE: N/A

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:

- N/A

3. NEW BUSINESS:

Zoning Map Amendment ZTA 2025-02: A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, *Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways for payment in lieu option.*

Ms. Detsch introduced the item to the Board and noted she found several municipalities across the state that allowed a fee in lieu of sidewalks. The Town of Marion had several similar review processes to the Town of Yadkinville and Ms. Detsch brought in those similarities to this proposal. Giving the Technical Review Committee is made up of Public Works, Fire Marshal, NCDOT, Building Inspector, and other staff members to weigh in on the request. NCDOT really liked this language and brought it to another municipality that

was looking into this option. Ms. Detsch explained we are adding on to our sidewalk and multi-use paths. She saw in Raleigh and Asheville had significant fees and staff didn't feel comfortable with that recommendation. Also, sometimes there are hardships that wouldn't qualify for a variance, so this is another option much like our Alternative Design Review approval process. In this proposal we will ask for 100% of the cost of the sidewalks or multi-use path and not to prepare the site with grading as this request could be because of grading. Much like our green space fee in lieu, this would allow money to go into a fund for the Town to hold and allocate towards projects that had substantial need immediately verses waiting on other projects to tie in. South Oak Ridge Baptist Church would have to construct a multi-use path along Highway 601 which would entail them to drop our water line along the front of the property, several hundred feet, grading for the path, curb and gutter Highway 601 to meet NCDOT standards for a multi-use path next to a highway, they would also have to mill and repave that section of Highway 601 as the grade would be changing. The previous text amendment on sidewalks was to remove the sidewalk requirement in the ETJ. Ms. Detsch asked if the board had questions. Mr. Dodson asked about the changing of the text. Mr. Koser and Ms. Detsch explained that this is a separate text amendment for in-town properties. This property is within Town limits from a recent annexation. Staff showed the town limits and area surrounding the property. Discussion of timelines with NCDOT and any future improvements with Highway 601 occurred between staff and the board. Mr. Gibbs asked if this was a permanent change, and staff confirmed it was. Concern was raised on how it would be approved was raised and that is why staff chose to include the Technical Review Committee (TRC) and had guidelines with utility relocation, grading, other challenges. The TRC would also have to review and approve the situation allowing the fee in lieu. Mr. Dodson asked about the green space fee in lieu and Ms. Detsch explained we currently allow payment in lieu of the green space dedication when required in major subdivisions and that it is decided on a staff level. Staff explained that a professional engineer would have to prove the costs of the sidewalks and stamp it by certifying the costs. Mr. Dodson recommends approving ZTA-2025-02 the Planning Board adopts the consistency statement dated May 19th, 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: payment in lieu option.*

Comprehensive Plan Consistency Statement May 19th, 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(S):

-*SERVICES & INFRASTRUCTURE:* Provide exemplary municipal services, infrastructure, and recreational amenities to sustain and improve existing development while promoting economic development and a high quality of life.

-*TRANSPORTATION*-Establish a safe and efficient multi-modal transportation network that accommodates the demand from proposed land uses.

STRATEGIES:

- SI4. Develop a Capital Improvements Program dedicating funds annually to priority infrastructure projects.
- TR1. Budget for construction of pedestrian improvements annually to help implement the adopted Pedestrian Master Plan.
- TR2. Work with NCDOT and the Rural Planning Organization (RPO) to implement the adopted Comprehensive Transportation Plan (CTP).

Zoning Text Amendment ZTA 2025-03: A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, *Article 2. Administration, Procedures and Enforcement; Article 4. Development Standards; Appendix A: A. Definitions* to update to the Updated Draft Water Supply Watershed Model Ordinance approved by the Environmental Management Commission (EMC) through North Carolina Department of Environmental Quality (NCDEQ).

Ms. Detsch explained the State adopted these water quality standards in the 90's and did not take topography into consideration with how they were implemented. These regulations limit how much impervious surfaces can be developed in these areas and the density of the sites. When Ms. Detsch was going through the Town's Development Ordinance regarding the watershed requirements she found we were missing a significant portion of the ordinance for the Critical Area. The applicant was seeking to fill at least 70% impervious coverage, and the Critical Area only permits 12% impervious surface. To work towards getting the ordinance in compliance and to also work to assist the proposed development for South Oak Ridge Baptist Church, Ms. Detsch rewrote the ordinance to match the state's model ordinance. The state model ordinance gives us more options in their rewrite including a high-density option in the Critical Area up to 30%. Ms. Detsch went through the major changes and noted the definitions were to be referred to in our appendix, all the legal language of how it applies, and interpretation is included. The Board of Adjustment will be the Watershed Board based on the language. Additionally, charts are now included which help readers understand the parameters of how they can build within the watershed. Cluster Development was not included as the Town already has a Conservation Development that is very similar to Cluster Developments. Special Intensity Allocation (SIA) is a permit for development in the Balanced Area they can build up to 70% coverage. Additional measures would be required at their request and Ms. Detsch went with the more technical aspects for requirements on the land verses economic development based. This included stormwater measures, Low Impact Development practices, etc. and was on a point system. There is also a land swap or density averaging and Ms. Detsch spoke with the County to see if this could be done and it can be in the Protected Areas only. Mr. Gibbs asked about the chart and the CA- Critical Area and was concerned about the landfills being allowed. Ms. Detsch showcased the Critical Area and Protected Area with Yadkin County's GIS to explain where the boundaries are. Questions on the watershed were discussed and Ms. Detsch explained we would need to coordinate with the County as they enforce majority of the watershed outside our jurisdiction. Mr. Dodson noted he read through the proposed text and had trouble understanding it. He was relying on staff to understand and correctly enforce the technical aspects of the ordinance. Staff explained the state model ordinance was sent out as well via email and that the language brought into the ordinance they are reviewing tonight, there was not much possibility to change the language.

Mr. Gibbs asked about the downside of adopting this and Ms. Detsch did have concern with the downzone law that went into effect this year, but it is an existing watershed recognized by the state. We currently do not have any language on the Critical Area which is concerning. Mr. Dodson was in favor of the text amendments and protecting the drinking water. The timeline to adopt these regulations was moved up as South Oak Ridge Baptist Church is developing in the Critical Area of the Watershed. Discussion on all the watersheds and how they are managed in the state were discussed between the board and staff.

Mr. Dodson moved to recommend approval of ZTA-2025-03 the Planning Board adopts the consistency statement dated May 19th, 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 2. Administration, Procedures and Enforcement; Article 4. Development Standards; Appendix A: A.6 Definitions* to update to the Updated Draft Water Supply Watershed Model Ordinance approved by the Environmental Management Commission (EMC) through North Carolina Department of Environmental Quality (NCDEQ).

Comprehensive Plan Consistency Statement May 19th, 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 well-thought-out development that is in line with the state's recommended regulations.

Strategies:

-LU1. 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.

-LU6. Establish open space requirements for new residential developments, placing emphasis on the preservation of primary and secondary conservation areas, and allow conservation development as an option to cluster residential units to encourage the preservation of open space.

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

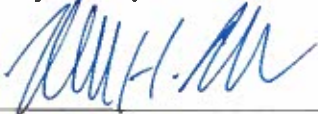
4. **UPDATES (STAFF REPORT)**- Ms. Detsch went over recent events, new businesses and code enforcement items including a minimum housing case off Main Street.
5. **OTHER BUSINESS** –Ms. Detsch let the board know about past text amendments including Mr. Lilly's request to remove sidewalk requirements in our ETJ for major subdivisions. The Board of Commissioners tabled the item and wanted more information. Ms. Detsch found information through the research for the sidewalk in lieu so was able to research both simultaneously. Ms. Detsch noted several municipalities set a length to cut off the requirements and determined 1500 feet since there are three subdivisions in que for review to be fair. Some municipalities tied sidewalks to the mailboxes to ensure safe passage. Additionally, over 1500' would yield a lot of houses and sidewalks may need to be reconsidered. Discussion with the board and staff over the

item and would take it back on June 2nd to the Board of Commissioners.

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is June 16th, 2025.

Mr. Gibbs moved to adjourn the meeting at 6:15 p.m. The motion was seconded by Mr. Coe, 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

