



**YADKIN COUNTY  
PLANNING BOARD**

Meeting Minutes  
September 9, 2013

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***Members Present***

Barry Hennings, Chairman  
Jerry Hutchens, Vice Chairman  
Steve Brown  
Dean Swaim  
Resha Peregrino-Brimah (Alternate)

***Members Absent***

Teresa Swain  
Mark Hollar (Alternate)

***Others Present:***

Mike Poston, Services & Development Director  
Dawn Vallieres, Planner

***Guests***

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**Call To Order**

Chairman Barry Hennings called the Meeting to order at 7:00 PM. The attendance and quorum were noted. Resha Peregrino-Brimah was made a voting member for this meeting.

**Minutes Approved**

The Board voted 5 - 0 to approve the August 12, 2013 Minutes with two changes. Two sentences at the end (page 4) were moved to the amendments they were discussing.

**Public Comments**

No one from the public was present.

**Old Business**

Proposed Amendment 8- To change the standards for a Conditional Use Permit to operate an Outdoor Firing Range was continued from the August planning board meeting. One of the major concerns with amending the Firing Range standards was the noise impacts on neighbors. Services & Development Director, Mike Poston, gave a presentation on different ways to remediate for noise. Normal conversation is 65 dB. Many things impact the noise levels, especially topography of a site. Each site is going to be very different. We looked at all the different types of noise reduction. Different techniques were shown and discussed. Question becomes "which method is best to use? Is a combination best?" It seems more reasonable to set a dB level at the property line. We can do a sound meter check and see if once we get to the property line, does it meet our standard? Allowing applicants to determine what method will work best on their site might be a better way...if better technology comes out we don't have to change our ordinance. One of the better ways is to let the applicant demonstrate to the BOA that they can meet the dB level standard.



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Michael Poston handed out an updated Amendment. We can change the wording. This is just a jumping off point to start with. First three standards haven't changed. Operation times changed to no shooting between 9pm and 7am. We changed operational requirements to meet the 65dB level at property lines.

A Board member asked if we were changing the backstop size. No, we are not changing the 20 foot backstop that is currently in the ordinance.

“Will there be any inclusions of regulations regarding maintenance? There are places, especially with earth berms, that meet the standards at first but the berm deteriorates over time” The ordinance already requires a 20 foot backstop to be erected and maintained. That language is not proposed to be changed. We could also put in that the noise abatement measures need to be maintained.

Question on the distance...If we require 300 feet from property lines than it is possible that a range could be 315 feet from a house. Yes, but it would be very hard to meet the dB standards if the range were that close to a house. If you make the buffer more restrictive, could they demonstrate that they could meet the decibel level at 450'. Some parcels would not. Realistically, in most cases you're probably talking about a 30 acre or larger parcel of land.

A Board member commented that even if the dB are within limits there would still be a disruptive repetitive boom from the shots. It is still a business use and any time you allow any type of business use into a residential area you are going to have traffic and noise impacts. We do try to mitigate those impacts to allow for certain types of uses that are compatible with a rural nature. It is a balancing act.

Could we do either /or under the setbacks...300 feet from a property line or 500 feet from an existing dwelling? Yes, we can certainly add that to the proposed amendment.

Any application for a firing range would still have to go before the Board of Adjustment for a Conditional Use Permit. The Board of Adjustment can also look at the surrounding land uses along with any standards we recommend. It still might not be an appropriate use for a particular piece of property due to the surrounding land uses. These are still items that would have to be discussed in a public hearing. Adjacent property owners still have the right to give testimony in front of the Board of Adjustment.



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A Board member asked if we should differentiate between just single family houses and subdivisions? Michael Poston replied that there are not very many major subdivisions in the County. One acre lots cut off larger parcels is the predominant development pattern.

Screenings & Fencings...under this section there is a sentence that the Board of Adjustment may require a wall or fence...should we include berm in that as well? This was thought to be a good idea and was added to the proposed amendment.

There was discussion about performance standards as opposed to design standards.

There was a question about the final paragraph *Additional Site Plan Information*. We want to make sure that some very specific items are included on their site plan. The shooting stations safety fans: we want to make sure that the safety fans or shotfall zones are located entirely on the firing range property for safety. We had noticed other ordinances that specifically required this additional information and staff thought it was a good idea to include to help the Board of Adjustment determine if general health, welfare, and safety issues were being addressed.

A Board member asked if it was all occupied dwellings within ¼ mile from firing range or from property? It would be all dwellings ¼ mile from entire property.

A Board member questioned if they would be required to keep the shells picked up and water run-off/drainage issues...will that be addressed? There was concern about people's wells being contaminated. We could have requirements that brass be policed on a regular basis. This has become an issue at other older ranges. There was discussion about lead bullets no longer being permitted.

Chairman Barry Hennings asked for a motion to make a favorable recommendation on zoning text amendment 8 to the County Commissioners with the addition of language stating that "no portion of the range shall be closer than 300 feet to any exterior property line or 500 feet from any existing dwelling" and the addition of beams under screening and fencing. Jerry Hutchens made a motion to make a favorable recommendation on zoning text amendment 8 to the County Commissioners. Resha Peregrino-Brimah seconded. The vote was unanimous 5/0 in favor.



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**New Business**

There was no new business.

**Board Comments**

A Board member commented on the Baltimore Road firing range. It is only an indoor firing range permitted in the HB district. There is no outside commercial shooting permitted. Staff has made a site visit and there was only non-commercial personal shooting outside.

**Adjournment**

Chairman Barry Hennings called for a motion to adjourn. The motion was made and seconded. The Board voted 5 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Dawn Vallieres  
Secretary to the Planning Board

Approved on \_\_\_\_\_ 2013

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Chairman