

**Joint Meeting:  
YADKIN COUNTY BOARD OF COMMISSIONERS  
YADKIN COUNTY PLANNING BOARD  
YADKIN COUNTY BOARD OF ADJUSTMENT  
February 9, 2009**

The Yadkin County Board of Commissioners met in Joint Session with the Yadkin County Planning Board and the Yadkin County Board of Adjustment on Monday, February 9, 2009 at 7:00 pm, in the Conference Room of the County Planning and Permits Building, 213 E. Elm Street, Yadkinville, NC. The Yadkin County Planning Board hosted.

Present for the meeting:

**Representing the Board of Commissioners**

Vice Chairman, Kevin Austin  
Commissioner David Moxley  
Commissioner Brady Wooten

**Representing the Planning Board**

Chairman, Barry Hennings  
Athalee Dinkins  
Charles Holden  
Jerry Hutchens  
Bob Reinhardt  
Marion Welborn

**Representing the Board of Adjustment**

Charles Collins  
Richard Foster  
Gray Gentry  
Larry Vestal  
Landon Wagoner  
Charles Robert Wooten

**County Staff**

Stan Kiser, County Manager  
Gina Brown, Clerk to the Board  
Melanie Yates, Planning Technician  
Beth Sullivan, Planning Assistant

Yadkin County citizens, Tim and Teresa Swain, were also in attendance.

The Planning Board had 1 item of independent review prior to the Call to Order of the Board of Commissioners.

Vice Chairman Austin called the Board of Commissioners to order at 7:13pm.

Planning Board Chairman, Barry Hennings, welcomed the Board of Commissioners and the Board of Adjustment. Introductions took place.

Based on tonight's action by the planning board, the Board of Commissioners took action to set a public hearing.

**Commissioner Wooten made a motion to set a public hearing for Monday, March 16, 2009 for the rezoning request of Ashley from RA to HB. Commissioner Moxley second.  
Vote: 3/0**

Mr. Hennings announced the topics of discussion for tonight's meeting would include the Land Use Plan, the County's Zoning Ordinance, and future planning. Since its inception, the Land Use Plan has had approximately 2 dozen corrections and several adjustments. The Planning Board is seeking direction from the Board of Commissioners concerning the Land Use Plan and determining if the Land Use Plan should be updated and modified at this time. Mr. Hennings asked participants for comments, ideas, or suggestions.

Richard Foster of the Board of Adjustment began the discussion by stating that subdivision and rezoning should be a much easier process for Yadkin County landowners. Mr. Foster felt that the process in Yadkin County created opposition when there was none.

There was much discussion concerning the 10-acre minimum for subdivisions versus the 5-acre minimum. Mr. Charles R. Wooten spoke in favor of a 5-acre minimum. Mr. Wooten felt that a 10-acre minimum was a waste of valuable real estate. Mr. Foster, as well as Charles Holden, also spoke in favor of a 5-acre minimum.

Board of Adjustment member, Landon Wagoner, asked when county-wide water could be anticipated. Vice Chairman Austin responded that a water system for every road and side street may be 100 years in development. Yadkin County is making much progress on water systems throughout the County and hopefully, federal dollars will provide additional opportunities. Each of the municipalities offers water. There are 40+ connections on Highway 21. Waterlines have been made available to the I-77/Highway 421 interchange. West Yadkin, Courtney, and Starmount schools have recently been tapped. Vice Chairman Austin continued that Yadkin County should focus on attracting industry to help absorb the cost. Mr. Hennings surmised that the I-77/Highway 421 interchange would be a great focus for industrial development. The Land Use Plan should also outline additional areas of focus.

Mr. Hennings reported that the junkyard ordinance and the mobile home park ordinance had both been repealed. Those regulations had been incorporated into a more unified zoning ordinance.

Mr. Hennings stated that there is a balance to be maintained between development and protecting the rural agricultural setting of Yadkin County. Development should result from proper planning and not from a haphazard approach.

Audience member, Tim Swain, stated he had moved to Yadkin County in 2005. Though he found the zoning process to be tedious, the 10-acre subdivision minimum was a desirable point for some. A 10-acre minimum offered protection to property owners against undesirable activity in their neighborhood.

Vice Chairman Austin promoted the use of industrial parks and commented that services should not be scattered. The Land Use Plan should build business while protecting the rural nature of Yadkin County. Vice Chairman Austin announced that Yadkin County was fortunate to have a County Manager in place that has had much success with developing business parks.

Mr. Hennings noted that the Land Use Plan was developed initially with a consultant from the Division of Community Assistance. Mr. Hennings would like to seek that assistance once again for the update and modification of the plan. Mr. Hennings suggested that a Planning Director be on board before the County proceeds with a new Land Use Plan. Interviews for a new Planning Director will begin shortly. The Planning Board will be notified when a selection has been made.

**Commissioner Wooten made a motion to adjourn. Commissioner Moxley second.**

**Vote: 3/0**

Meeting adjourned at 8:35pm.  
Light refreshments were served.

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Prepared by Clerk to the Board of Commissioners

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Date Approved by the Yadkin County Board of Commissioners