



**YADKIN COUNTY  
PLANNING BOARD**

Meeting Minutes  
August 11, 2014

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***Members Present***

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

***Members Absent***

Mark Hollar (Alternate)

***Others Present:***

Mike Poston, Planning & Development Director

***Guests***

John Holcomb  
Marvin Miller  
Thomas Coletti

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**Call To Order**

Chairman Barry Hennings called the Meeting to order at 7:02 PM. The attendance and quorum were noted. No alternates were needed for this meeting.

**Minutes Approved**

The Board voted 5 - 0 to approve the November 12, 2013 Minutes as submitted.

**Old Business**

Updated ordinance pages were handed out to planning board members. There was some discussion on the specific measurements that the County commissioners had adopted for the radius and the decibel level for firing ranges.

**New Business**

The only new item of business is a petition for rezoning from Rural Agriculture to Community Business. Director Mike Poston explained the application for rezoning. It is on Windsor Road. John Holcomb is owner and applicant. An aerial photo of the subject property area was shown on the projector. Surrounding property uses and zoning were discussed. The Windsor's Crossroads Community Service Area was pointed out on an aerial map. Shiloh General Store is not on Windsor Road but is part of the Community Service Area. Several other Community Business zoned parcels were pointed out. The Land Use Plan addresses rezoning. Per State law communities must address the issue of whether or not the proposed rezoning is consistent with the adopted land use plan. Portions of the land use plan were read aloud. The consistency of this rezoning request and its consistency with the land use plan were discussed.



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It is important to keep in mind the entire list of permitted uses in Community Business. Currently it is a farmhouse that they want to change to retail but the building could be torn down and a car repair business could be built. Applicants will have to have adequate offsite parking.

How long since house has been occupied?

John Holcomb spoke. The farm was purchased in the 1930s by his grandparent. He bought it from them years ago. They have had some occupants over the years. Typically, Amish prefer to own rather than rent so they have had a hard time keeping tenants. The projected use is for a retail establishment that sells Amish furniture. Mr. Holcomb spoke about the history of the community.

Chairman Barry Hennings asked if there were any questions for staff before they voted on the issue. Food service was discussed. A change to a restaurant use would be permitted in the community business zoning but they would still have to comply with environmental health regulations.

Director Michael Poston covered spot zoning. The North Carolina legislature has not defined spot zoning. However, the other community business parcels in the area indicate that this lot would not be a lone community business zoned lot amidst all agricultural zoning.

Chairman Barry Hennings stated that the first question is “Is this consistent with the Land Use Plan?” Chairman Barry Hennings read the zoning consistency statement.

Dean Swain made a motion to approve the consistency statement. Teresa Swain seconded. The Board voted 5-0 to approve the consistency statement.

The second item is to make a recommendation to the Board of County Commissioners.

Teresa Swain made a motion to recommend rezoning from Rural Agricultural to Community Business considering that it is supported by the Land Use Plan. Dean Swain seconded. The vote was unanimous 5/0 in favor.

Setting the public hearing and when the public hearing will be held was discussed. We will have to advertise in the paper, notify adjacent property owners, and post the property.

There was discussion about the number of non-residential uses all along Windsor Rd.



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**Board Comments**

There were no Board comments.

**Adjournment**

Chairman Barry Hennings called for a motion to adjourn. Vice Chairman Jerry Hutchens made a motion to adjourn, seconded by Steve Brown. The Board voted 5 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:35 PM.

Respectfully Submitted,

Dawn Vallieres  
Secretary to the Planning Board

Approved on \_\_\_\_\_ 2014

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Chairman