



**YADKIN COUNTY
PLANNING BOARD**

Meeting Minutes
April 13, 2015

Members Present

Jerry Hutchens, Vice Chairman
Steve Brown
Dean Swaim
Teresa Swain

Members Absent

Barry Hennings, Chairman
Mark Hollar (Alternate)
Resha Peregrino-Brimah (Alternate)

Others Present:

Mike Poston, Planning & Development Director
Dawn Vallieres, County Planner

Guests

Call To Order

Vice chair Jerry Hutchens called the Meeting to order at 7:40 PM. The attendance and quorum were noted. No alternates were needed for this meeting.

Minutes Approved

Jerry Hutchens noted that slighter needed to be changed to slightly in the 1st paragraph. Dean Swaim made a motion to approve the March 9, 2015 Minutes with noted change. Steve Brown seconded. The Board voted 4 - 0 to approve.

Old Business- Union Grove Church Rd Florist Shop

Director Mike Poston covered the proposed amendments for small shop standards in Rural Agriculture and minor public utilities. The proposed new wording is in blue (old wording struck through in red). Basically we are proposing changing 1,000 square feet as maximum size in Small Shops to 1,500 square feet. In cases where existing buildings are desired to be used the Board of Adjustment can approve a 1,500 square foot business within an existing larger building on a case by case basis.

The second issue before the Board is the water pump stations or smaller utility type operations. Staff added a definition of Public Utility Major and Public Utility Minor, less than 1,200 square feet for such uses as transformer stations, pumping stations, water towers and telephone exchanges. Facilities must meet the setbacks unless an engineer certified report requiring less is submitted. Facilities must be screened from adjoining properties.

Public Utility Facility Minor has to be added to the Table of Uses. Public Utility Facility Minor is added in all districts as a permitted use by right. If they wanted to do something larger than 1,200 square feet they would have to get a Conditional Use Permit. Standards would still have to be met such as buffering, enclosure requirements, and no outdoor storage.



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The other thing discussed with economic development (Chamber of Commerce) is that there has been some interest in starting a distillery. Wineries and breweries are allowed so it does not seem to be a stretch to add distilleries in the same manner.

Staff has proposed for the Board to allow distilleries in Manufacturing districts. Micro distilleries can be allowed with a conditional use in the Rural Agricultural district and permitted in industrial zones by right.

Distilleries were defined using the same standards as microbreweries for micro distilleries. The only difference is the process used: barley and hops into beer versus whatever base they want to use for the distillery. The land use is much the same. The heading was changed to Microbrewery/Distillery. Staff has had some inquiries about starting a distillery.

A Board member asked what the wineries fall under in the Table of Uses? Because they produce the grapes onsite, which most of ours do, we exempt them as agritourism. It's a value added process to their agricultural product. If someone just wanted a tasting room, they could go through the conditional use permit process.

There is room for discussion if someone is growing the ingredients for a distillery to be agriculturally exempt. A microbrewery being associated with a hops farm was discussed. Byproducts were discussed. Environmental health would be involved to ensure that any byproducts were handled appropriately.

Consistency statements for text amendments were discussed. We have been doing these with rezonings. Updated information from the School of Government and other resources has indicated that we should do consistency statements even with text amendments.

A Board member asked about the categories of small shops. There isn't a problem with accounting shop or seamstress shop increasing in size; however motor repair and small engine repair could be a problem.

A Board member said that the grouping issue in the Table of Uses was not just related to section 8, there are other sections with some groupings that aren't like uses. The NAICS (North American Industrial Classification System) was discussed and staff can certainly look at matching similar uses. The Board indicated that this was something that should be looked into.

Steve Brown made a motion to recommend to the Board of Commissioners the proposed changes to the zoning ordinance and that we approve the consistency statements. Dean Swaim seconded the motion. The vote was 4-0 to approve.



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Board Comments

A Board member asked about the person across from Fall Creek Elementary that had a scrap metal recycling place. He now has small engine repair or automotive repair on his sign. Staff will look into this. It was remarked that the antique shop on 67 in East Bend was getting cleaned up. The trailer on Union Cross Church Road was also discussed. One person owns trailer, another owns the land. Staff will talk to county attorney on this. We have to make sure we can classify it as junk because we don't have minimum housing code.

Adjournment

Vice chair Jerry Hutchens called for a motion to adjourn. Dean Swaim made a motion, Teresa Swain seconded. The Board voted 4 - 0 to adjourn. There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Dawn Vallieres
Secretary to the Planning Board

Approved on _____ 2015