



YADKIN COUNTY PLANNING BOARD

Meeting Minutes
July 13, 2015

Members Present

Jerry Hutchens, Vice Chairman
Teresa Swain
Resha Peregrino-Brimah (Alternate)

Members Absent

Barry Hennings, Chairman
Mark Hollar (Alternate)
Steve Brown
Dean Swaim

Others Present:

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

Guests

Chad Eller
Sam Vestal

Call To Order

Vice chair Jerry Hutchens called the Meeting to order at 7:04PM. The attendance and quorum were noted. Alternate Resha Peregrino-Brimah was made a voting member for this meeting.

Minutes Approved

Teresa Swain made a motion to approve the May 11, 2015 Minutes as submitted. Resha Peregrino-Brimah seconded. The Board voted 3 - 0 to approve.

Public Comments

There were no public comments.

Old Business

Director Michael Poston reported that staff has been working on and off on reclassifying uses in the ordinance. The County Commissioners passed all the recommended amendments; the micro distilleries, the square footage of the small shops and businesses. They were all approved with no major concerns or questions.

New Business

Staff gave a presentation on the Advantage Machinery Services rezoning application of a parcel (PIN # 581400635187) on U.S. 601 Hwy South.

The rezoning would be consistent with the Land Use Plan as this area calls for a mix of commercial and agricultural uses. Permitted and conditionally permitted uses in a Highway Business zoning district were covered. Director Michael Poston noted that staff had prepared a Consistency Statement which highlighted that the parcel is abutting property already zoned Highway Business and is in the Economic Development Area which is designed to encourage a mix of industrial and business uses.

A Board member asked applicants if this parcel adjoined their property where the business is now. No, there are a few lots in between.



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A Board member asked if they were relocating to this parcel or expanding. Applicants replied that they hoped to expand in the future. Director Michael Poston noted that in all general zoning districts that anything allowed in Highway Business could go there but that it is consistent with the Land Use Plan.

A Board member asked if there would be buffering requirements when they were ready to build. Director Michael Poston confirmed that, yes, there are buffering requirements that will have to be met when and if a building is proposed.

Teresa Swain made a motion to make a favorable recommendation to the County Commissioners on the application for rezoning from Rural Agriculture to Highway Business and to adopt the consistency statement. Resha Peregrino-Brimah seconded the motion.

There was brief discussion on the request to rezone. The vote was 3-0 to recommend favorably on the rezoning request to Highway Business to the County Commissioners and to adopt the consistency statement.

Applicants asked about the procedures of the County Commissioner's public hearing on the rezoning. Director Michael Poston explained the process. There was some discussion about the public hearing.

Applicants asked what the property was currently zoned. It is Rural Agriculture. There was a discussion about zoning. There was discussion about the difference between residential and agricultural zoning. The Land Use Plan and Future Land Use Map were also discussed.

Board Comments

A Board member asked if there was likely to be an August meeting. Director Michael Poston said there are no agenda items as of now so there most likely will not be an August meeting.

Adjournment

Vice chair Jerry Hutchens called for a motion to adjourn. Resha Peregrino-Brimah made a motion to adjourn, Teresa Swain seconded. The Board voted 3 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Planning Board

Approved on _____ 2015