



**YADKIN COUNTY
PLANNING BOARD**

Meeting Minutes
August 10, 2015

Members Present

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

Members Absent

Barry Hennings, Chairman
Mark Hollar (Alternate)
Dean Swaim

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 7:00PM. 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. Steve Brown seconded. The Board voted 4 - 0 to approve.

Public Comments

There were no public comments.

Old Business

Director Michael Poston reported that staff has been working on breaking out and reclassifying uses in the ordinance. We can come back to this after the zoning petition.

New Business

Staff gave background information on the Jesse McEwen rezoning application of a parcel (PIN #581401388088) at 1645 U.S. 601 Hwy South. The new owner would like to have an auto sales business which is permitted in a Highway Business zone but not in a Manufacturing / Industrial zone. This parcel is zoned Manufacturing / Industrial. The parcel to the north is zoned Manufacturing/ Industrial and parcels to the east, south, and west are all zoned Highway Business. There had been an auto sales business, Tumbleweeds, located there but it has not been used in over a year so has lost nonconforming status. The current owner just purchased the property in July and would rather go through a rezoning than apply for a Conditional Use Permit for resumption of a nonconforming use. 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.



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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. Any new buildings would require a site plan and have to meet any buffering requirements.

There was brief discussion on the request to rezone. Steve Brown made a motion to make a favorable recommendation to the County Commissioners on the application for rezoning from Manufacturing/ Industrial to Highway Business and to adopt the consistency statement. Teresa Swain seconded the motion.

The vote was 4-0 to recommend favorably on the rezoning request to Highway Business to the County Commissioners and to adopt the consistency statement.

Old Business

Director Michael Poston discussed that earlier this year the Board had asked staff to look at breaking out and reclassifying different land uses. The Table of Uses has some inconsistencies. These minor cases have not hindered our ability to help people through the development process but it would be better to clear up these issues in one set of amendments rather than piecemeal. Staff prepared a Table of Uses and highlighted cells that seemed to be inconsistent. Staff would like some feedback on this. There are similar uses that are not always permitted in the same zoning categories. The Small shops potential divisions into separate categories were discussed. Small shops versus home occupations were discussed. Gun and ammunition sales were discussed at length. Impacts to the neighbors such as traffic, noise, intensity of the use would be a way to group some of the uses together. When the size limitation for small shops was increased the Board had pointed out that many of the uses in the group were very different. Staff has tried to separate out uses that might have more impact. Offices and retails will probably keep the same standards. Separating the shop type uses out then raises the question of what would be appropriate standards.

Board Comments

A Board member asked about the 5D (Memorial Park). Director Michael Poston gave the Board an update on grants being applied for to expand the multi-use trails. The Mountains to Sea trail was discussed. Director Michael Poston was on the steering committee for the Stone Mountain to Pilot Mountain section of the plan which does call for a portion of the trail to follow the Yadkin River. There is the potential for it to go on both sides of the Yadkin River.

Adjournment

Vice chair Jerry Hutchens called for a motion to adjourn. Teresa Swain made a motion to adjourn, it was seconded. The Board voted 4 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Planning Board

Approved on _____ 2015