



**YADKIN COUNTY  
PLANNING BOARD**

Meeting Minutes  
November 9, 2015

---

***Members Present***

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

***Members Absent***

Teresa Swain  
Mark Hollar (Alternate)

***Others Present:***

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

***Guests***

Brandon Smith  
Nicole Smith

---

**Call To Order**

Chairman Barry Hennings 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**

Jerry Hutchens made a motion to approve the August 10, 2015 Minutes as submitted. Dean Swaim seconded. The Board voted 5 - 0 to approve.

**Public Comments**

There were no public comments.

**New Business**

Staff gave a presentation on the variance request. It is a Right of Way reduction request. The property owner has a second lot behind her house and would like to sell it. There is no road frontage and there is only enough room for a 25' wide easement between the house and the property line. The driveway they are using is actually on the adjacent property to the west. Standards for granting a variance were covered.

A Board member asked if it was currently two parcels? Yes, it is. They will change the lot line. The site plan and driveway location was discussed. Currently, they access the property by the drive on the adjacent property to the west. The possibility of adjacent property owners selling or granting an easement was discussed. This does apply to both sides. Signed statements from adjoining property owners were discussed.

Barry Hennings made a motion to approve conditioned on the applicant getting letters from the adjacent property owners indicating that they will not sell or grant an easement or land and approving the variance for this particular subdivision only. It has to stay as one parcel of land. If they wanted to further subdivide they would need to come back for another variance for the additional lots. Steve Brown seconded the motion.

The vote was 5-0 to approve a variance to reduce right of way width from 45 feet to 25 feet.



## YADKIN COUNTY PLANNING BOARD

Meeting Minutes  
November 9, 2015

---

### Staff Update

Director Michael Poston informed the Board that the staff had attended the NC Planning Conference. One of the sessions covered a proposed bill that will update the State's legislation regulating zoning (GS 143-15.3A). The statute was created in the 1940s and, over the years, has been added to, but needs to be modernized. The bill is technical in nature, such as requiring "he/she" to become gender-neutral and standardizing terminology throughout the state. It contains no policy changes allowing new uses and is not designed to add or remove any new abilities or take away any powers that jurisdictions typically have. It could pass as early as next summer and will require us to modernize our own zoning ordinance.

There was some discussion on this. A Board member asked who was driving the new bill. It's the Bar Association's Land Use Committee. The UNC School of Government will be advising on the wording of the bill.

### Board Comments

No Planning Board comments.

### Adjournment

Chairman Barry Hennings called for a motion to adjourn. Steve Brown made a motion to adjourn, Dean Swaim seconded. The Board voted 5 - 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