YADKIN COUNTY PLANNING BOARD

Meeting Minutes
March 14, 2016

Members Present	*Members Absent*
Barry Hennings, Chairman	Mark Hollar (Alternate)
Jerry Hutchens, Vice Chairman	Resha Peregrino-Brimah (Alternate)
Teresa Swain	
Dean Swaim	
Steve Brown	

Others Present:	*Guests*
Dawn Vallieres, Interim Planning Director	Phillip Seats

Call To Order

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

Minutes Approved

Chairman Barry Hennings asked if everyone had had a chance to look at the minutes. Any corrections? Hearing no corrections the Minutes will stand as submitted. The Board voted 5 - 0 to approve.

Public Comments

There were no public comments.

Old Business

There wasn't any old business. Chairman Barry Hennings asked if previous director Mike Poston had been heard from and how was he doing. Interim director Dawn Vallieres answered that he had been heard from and was doing well.

New Business

Staff gave a presentation on the Phillip Seats rezoning application of a parcel (PIN # 5845513890) on Courtney-Huntsville Road.

A Board member asked if the parcel was divided after the original zoning. It was divided in the last three months.

The rezoning would be consistent with the Land Use Plan as the Land Use Plan states that Residential Restricted zone is designed to stabilize established and planned residential neighborhoods by providing a place for medium density stick built and modular homes, provided that adequate water and sewer systems are available. The parcel is abutting property already zoned Residential Restricted and all the lots currently have stick built houses.

Chairman Barry Hennings asked the applicant if it is his dad that owns the garage. It is.

It was pointed out that this would be in conformity with the majority of the land surrounding it.

Dean Swaim made a motion to approve and to submit a favorable recommendation on the zoning consistency statement to the County Commissioners. Steve Brown seconded. The Board voted 5 - 0 to approve.

Interim director Dawn Vallieres gave the applicant a quick run-down of the next steps to go before the County Commissioners.

Plans for Phase 2 at Yadkin Memorial Park were presented. The County is applying for a PARTF grant to complete Phase 2. The current site specific plan calls for primitive camping, shower facilities, disc golf, bathrooms, parking, a dog park, and more walking trails. Duck blinds are already out there. Equestrian trails will not be until phase 3.

A Board member asked if there were plans to include a 5K running trail. Not at this time but at one time there had been discussion on a BMX mountain bike trail but that isn't currently in the plan.

A Board member said he had been up there and it was really nice. He went fishing up there several times.

The size and location of the dog park was discussed. The possible configuration of the fenced area was discussed.

A Board member asked if the grant was for phase 2? Yes, it is.

There will be a public meeting on Tuesday March 15, 2016 in the County Commissioners chamber to gather public comments on the grant application.

A Board member asked how the need was decided. The public meeting and online survey were discussed. Parks and Recreation Director Jason Walker has mentioned that there have been Saturdays when there were more dogs at the park then people. A Board member asked, with that being a future water supply, is the dog park going to be far enough away from the water? Yes, it will be up on the hill near the farmhouse.

That is a great facility out there. Something the County has sorely needed.

A Board member asked if we had any utilization numbers for the Memorial Park, average per day or anything. Interim Director Dawn Vallieres replied that they had checked license plates to see where the park goers were coming from but she didn't believe there were counts but she would check with Jason Walker, the Parks & Rec Director.

Kayaking and fishing were discussed. It was asked if the lake was stocked. It is.

Steve Brown made a motion to issue a Letter of Support for the County's application for the PARTF grant for Phase 2 at Memorial Park, Teresa Swain seconded. The Board voted 5 - 0 to send a letter of support.

Board Member Comments

Chairman Barry Hennings asked if any Board members had any comments. A Board member said to compliment Dawn for the way she is handling these meetings so far. Another Board member said she is doing a good job, they appreciate her stepping in and filling in.

Adjournment

Chairman Barry Hennings called for a motion to adjourn. A motion to adjourn was made and 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

Dawn Vallieres, Secretary to the Planning Board

Approved on June 13, 2016