



**YADKIN COUNTY
PLANNING BOARD**

Meeting Minutes
June 13, 2016

Members Present

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

Members Absent

Mark Hollar (Alternate)

Others Present:

Dawn Vallieres, Planning Director

Guests

John Patella

Ray Stewart

Call To Order

Chairman Barry Hennings called the Meeting to order at 7:04 PM. 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 from March 14, 2016 will stand as submitted. The Board voted 5 - 0 to approve.

Public Comments

There were no public comments.

Old Business

Planning director Dawn Vallieres spoke on the progress out at the Yadkin Memorial Park. A bridge crew has been out there trimming the primitive path that is just over a mile down to the dam and a bridge in front of the dam.

A Board member asked if the PARTF grant application was submitted? Yes, that was submitted.

The RTP grant was also discussed. A Board member asked if there was an estimated completion date? No, we had to do some paperwork. The county has to get an erosion control permit and no rise study for the proposed bridge in front of the dam. Then the grant contract paperwork can be signed. The grant is approved and awarded to us but the contract is not yet signed.

New Business

Staff gave a presentation on the Nick Patella rezoning application of a parcel (PIN # 582700308206) located at 1032 Hutch Road, Yadkinville.



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A Board member asked if this had been residential restricted since the zoning was started? Yes.

A Board member asked how wide the access drive was? Staff did not know exactly. It is less than 45' wide.

A Board member asked how long the existing singlewide had been on the property? Since before 2002. That is the earliest aeriels the county has. Google earth was checked but the aeriels were not clear before 2002.

A Board member asked why it (the singlewide) was nonconforming?

It became nonconforming when the property was zoned residential restricted. It would be nonconforming in residential restricted but it would be permitted in rural agricultural.

A Board member commented that a move back to rural agricultural...It could be farmed. It's fairly wooded. It has a pond on it.

Staff answered that it had previously been owned by a landscaping company/ nursery.

A Board member asked if there was any other access? No. Only through that narrow strip onto Hutch Road.

It was put into restricted residential in 2003 when zoning was instituted. Staff stated that is what it was originally zoned.

A Board member asked if it was land use that put it there not restrictions of the subdivision?

Yes. Staff answered that there are no covenants on this parcel. Staff had not checked on any covenants in the entire subdivision. Staff did have the deed to this parcel available.

What is the general purpose of the request to go to Rural Agricultural?

John Patella answered. He is going to live there. The singlewide was not large enough.

A doublewide or singlewide is not permitted in residential restricted. There was discussion on the difference between modular and manufactured home.

Ray Stewart said that the doublewide is made like a modular, the difference is that if you put a trailer under it then it has to be tagged as a manufactured home.

A board member said that he personally liked to see land going back to agricultural.



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A board member asked if they planned to farm it?

Ray Stewart spoke about the greenhouses that used to be on the property. He is thinking of rebuilding them. The singlewide out there is in terrible condition.

The Board discussed the other uses that would be permitted or conditional in Rural agricultural.

Chairman Barry Hennings covered the process of rezoning. The planning board makes a recommendation which then goes to the County Commissioners who vote whether to rezone or not.

A Board member asked how close is the closest home?

Ray Stewart answered. There is a singlewide as you turn into the drive, it sits right there, then there is another singlewide next to a house back in the cul-de-sac.

A Board member asked about replacing the singlewide? They could replace a nonconforming singlewide with another singlewide in the same location which would be a continuation of a nonconformity. The doublewide would be an expansion of a nonconformity in residential restricted.

A Board member discussed that the neighbors may have bought property with the understanding that it was all residential restricted and now if changed back it does allow a bit more than the residential restricted. Then again it is not one that was requested to go residential restricted. It was picked to be residential restricted when the zoning maps were passed. A lot of the time that was not at the property owners request it was what the community decided to zone the property.

The rezoning process was discussed. As soon as the County Commissioners call for a public hearing then staff sends out notices to the adjacent property owners, post the property and advertise in the paper.

A Board member asked how wide Hutch Road is? Staff had not measured it but it is a secondary road so it does have a right of way. It's a typical residential road.

Board members discussed access for all the potential uses. Conditional uses versus permitted uses were discussed.

Chairman Barry Hennings asked the Board if they had any more questions? There were none.

Dean Swaim made a motion to recommend approval and to submit the zoning consistency statement to the County Commissioners. Steve Brown seconded. The Board voted 3-2 (FOR: Hutchens, Brown, D. Swaim) (AGAINST: Hennings, T. Swain) to recommend approval.



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

New Business

Planning director Dawn Vallieres explained that the Land Use Plan adopted in 2011 mentions updating the plan every five years. The county has actually completed a new land use plan about every ten years.

Chairman Barry Hennings asked if we were current on the Land Use Plan?

The Board discussed the Land Use Plan.

Chairman Barry Hennings asked if there were any other comments on the land use plan? There were none.

Board Member Comments

Chairman Barry Hennings asked if any Board members had any comments. He had an announcement. He has decided not to ask for reappointment. He may come back in the future when he retires.

The rest of the Board members commented on how much the chairman will be missed and how much his participation has been appreciated.

Adjournment

Chairman Barry Hennings called for a motion to adjourn. Teresa Swain made a motion to adjourn. It was seconded. The Board voted 5 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:35 PM.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Planning Board

Approved on Oct 10 2016