



**YADKIN COUNTY
PLANNING BOARD**

Meeting Minutes
September 10, 2012

Members Present

Barry Hennings, Chairman
Jerry Hutchens, Vice Chairman
Dean Swaim (Alternate)

Members Absent

Teresa Swain
Steve Brown
Mark Hollar (Alternate)

Others Present:

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

Guest

None

Call To Order

Chairman Barry Hennings called the Meeting to order at 7 PM.
The attendance and quorum were noted.

Alternate Board Member

Dean Swaim was made a voting member for this meeting.

Minutes Approved

The Board voted 3 - 0 to approve the August 13, 2012 Minutes as submitted.

Public Comments

There were no public comments at this meeting.

Old Business

Director Michael Poston went through a PowerPoint presentation and led the discussion on potential changes to the zoning ordinance.

Internet sweepstakes were discussed and how other counties were regulating them. Board members indicated that classifying internet sweepstakes games as arcades was suitable. Board members had taken notice of some established businesses and there did not seem to be any problems.

Temporary events and potential impacts were discussed. Most surrounding counties have some standards mentioned in their ordinances for temporary uses. Environmental health sanitation requirements were discussed. Cooking at fairs/tractor pulls/ concerts is already inspected by environmental health. It would be better if an applicant for a temporary use had a sign off from environmental health to prevent problems. Potential fees were discussed. The County would not necessarily need to charge a fee. It was noted that if any fees were charged it should be minimal, most likely just the same price (\$25) as a



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zoning permit. The public would need to be made aware of this new requirement. We want to insure traffic safety, parking, and environmental health issues are addressed.

Concerts at wineries would not fall under this because they are accessory uses to the winery. Temporary uses could be expanded to include festivities at wineries if the Board felt that was appropriate. A temporary use would be something that was not typically conducted on that property. Motocross should not be included due to the greater impacts of motocross.

LED signs were discussed, along with benefits and potential hazards. NCDOT does permit LED billboards. They have some distance regulations. Requirements for minimizing problems were discussed. Most surrounding counties are allowing LED signs.

Solar Farms were discussed. Planning and Chamber of Commerce has had some calls on this issue. There is an allowed use for electrical generation but the ordinance specifically states public utilities so there is no way to permit private electrical generating companies. Glare is usually not too much of an issue. Buffers should be required to prevent impact on neighbors. There was discussion on making it a conditional use in RA zones. There should be removal requirements if operation is no longer in use.

Horse show/ rodeo accessory uses were discussed. This use is similar to winery as far as being a destination for agritourism. Each accessory use would still have to go through the Board of Adjustment for a Conditional Use Permit.

Mixed Use Developments were discussed. Our ordinance does not allow for multiple uses on one piece of property if there are single family dwellings or a resort type of land use.

Motocross was discussed. There is the issue of commercial versus non-commercial. Whether it is for profit or non-profit, it has the same impacts of noise and traffic. This should likely be categorized into conditional use permit. It is a matter of scale. We can also look at a temporary use for motocross.

North American Industrial Classification System (NAICS) would allow staff to permit uses that this industry standard classification system cross references with similar uses. This protects staff and business owners from making decisions that would be considered arbitrary.

Lots of record less than minimum size that existed prior to zoning in MI, HB, & CB were discussed. Many of these may be too small for any use but some may be able to meet setbacks.



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We have had several calls asking for rezoning RA properties for small scale auto sales. We have done one with conditional zoning; there is some support in the Land Use Plan to support this. It would be better to permit as a conditional use permit rather than to rezone and risk issues of spot zoning. This would provide flexibility without allowing for intensive (i.e. tire shop) type of use. The Board of Adjustment could add additional conditions if needed for a particular piece of property.

Staff will come back in October with specific standards for small scale auto sales, NAICS use, motocross, temporary uses, solar farms, and LED signs.

New Business

Director Michael Poston noted that the November meeting would be on the second Tuesday due to the second Monday being Veterans Day.

Board Comments

Chairman Barry Hennings asked if any board members had any comments. Board members complimented staff on the research done for the meeting. There was also discussion regarding the current vacancy on the planning board.

Adjournment

Chairman Barry Hennings called for a motion to adjourn.

The motion was made and seconded. The Board voted 3 - 0 to adjourn.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Dawn Vallieres
Secretary to the Planning Board

Approved on _____ 2012

Chairman