PLANNING BOARD MEETING

Monday, March 14, 2022
7:00 P.M.

-AGENDA-

I. CALL TO ORDER Chairman Swaim

II. PUBLIC COMMENTS Chairman Swaim

III. OLD BUSINESS Chairman Swaim

IV. NEW BUSINESS Chairman Swaim

   Chad Wagoner Rezoning Request Seth Harris

   Approval of 2022 Planning Board Calendar Seth Harris

V. ADJOURNMENT Chairman Swaim
2022 Planning Board Meeting Calendar

All Meetings @7PM:

March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022
October 10, 2022
November 14, 2022
December 12, 2022
## Rezoning Request 22-01: Chad Wagoner

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Owner:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chad Wagoner</td>
<td>Chad Wagoner</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Location:</th>
<th>Parcel ID#:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speas Ferry Road</td>
<td>5868848176 (portion of)</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Project Area</th>
<th>Land Area To Be Disturbed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.965 Acres</td>
<td>&lt;1 Acre</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>Proposed Land Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>Single Family Residence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Zoning:</th>
<th>Proposed Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB (Community Business)</td>
<td>RA (Rural Agricultural)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Watershed:</th>
<th>Future Land Use Map Category:</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSIV</td>
<td>Rural Agricultural Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Districts Within 100 feet:</th>
<th>Land Uses Within 100 feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: RA</td>
<td>North: Vacant</td>
</tr>
<tr>
<td>South: RA</td>
<td>South: Agricultural, Vacant</td>
</tr>
<tr>
<td>East: RA</td>
<td>East: Vacant</td>
</tr>
<tr>
<td>West: RA</td>
<td>West: Telecommunications Tower</td>
</tr>
</tbody>
</table>
Background:
Chad Wagoner is the current owner of the property. Mr. Wagoner acquired the property in 2013. Mr. Wagoner plans to build a residential home on the property. The property was presumably zoned CB when countywide zoning was adopted, but this cannot be verified.

Zoning Considerations:
The purpose of the CB (Community Business) district is to accommodate retail, service, and related business that are clustered together and cater to the community. The purpose of the RA (Rural Agricultural) is to maintain a rural development pattern where single family housing is intermingled with agricultural uses.

2011 Yadkin County Land Use Plan

<table>
<thead>
<tr>
<th>Future Land Use Map Place Type</th>
<th>Rural Agricultural Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place Type Description</td>
<td>Characterized by traditional agricultural operations, pasture land, forestry, rural residential subdivisions, and scattered non-farm residences on large tracts of land. Rural/Agricultural areas contain scenic, historic, and other natural heritage assets that contribute to the unique characteristics of the land. Rural/Agricultural areas also provide for agriculture, forestry, mineral extraction, and other allied uses that require large open farm land and forest areas for the necessary production of food and fiber.</td>
</tr>
<tr>
<td>Analysis</td>
<td>The proposed single family residence would be in character for the surrounding area which includes low density residential and agricultural uses.</td>
</tr>
</tbody>
</table>
### Consistency Recommendation

The proposed zoning amendment is consistent with the Land Use Plan because the intent of the Rural Agricultural area is to promote low density residential uses along with agricultural uses.

### Staff Recommendation:

**Staff recommends approval of the proposed zoning amendment to change the portion of the subject property from CB (Community Business) to RA (Rural Agricultural).**

Staff suggests the following motion:

I move to **APPROVE** the proposed rezoning of the portion of PIN#5868848176 to RA. The request is **CONSISTENT** with the purpose and intent of the Land Use Plan because the Rural Agricultural district promotes low density residential homes mixed with agricultural uses. **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal is compatible with surrounding uses, and is consistent with the development patterns of surrounding properties.

I move to approve the proposed rezoning request from CB to RA as low density single family development better serves the purpose and intent of the Land Use Plan and the Zoning Ordinance.

**Alternative Motion for Denial:**

I move to **DENY** the proposed rezoning request from CB to RA. I find it to be **INCONSISTENT** with the Land Use Plan because one goal of that plan is to provide a wide range of goods and services through appropriate commercial development.
A) OWNER/APPLICANT OR AGENT INFORMATION:

1) APPLICANT: Christopher Chad Wagner
   ADDRESS: 5715 Speas Ferry Road East Bend NC 27018
   TELEPHONE# 336-428-3844  FAX#  EMAIL: pharmacist94@aad.com

2) PROPERTY OWNER: Same as above
   ADDRESS:
   TELEPHONE#  FAX#  EMAIL:

☐ Check here if there are additional property owners, and attach their names, addresses, telephone numbers, and email addresses.

3) Will and attorney, engineer, realtor, or other agent represent the applicant/property owner in this matter?
   REPRESENTATIVE: ________________________________
   ADDRESS: ________________________________
   TELEPHONE#  FAX#  EMAIL: ________________________________

B) PROPERTY INFORMATION

1) PROPERTY LOCATION (Address or Description): Speas Ferry Road
   parcel # 155 059

2) TAX PIN# 5868848176 SIZE (SQFT/ACRES): ________________________________
   ☐ Check here if more than two lots and attach a list of the properties to be considered for rezoning.
   ☒ Check here if the request is a portion of the lot listed above. A survey is required to request rezoning for a portion of the lot and must be attached to the application.

4) UTILITIES PROVIDED (PLEASE CIRCLE): PUBLIC WATER  WELL  SEWER  SEPTIC SYSTEM

5) CURRENT LAND USE: Vacant

C) REZONING REQUEST

1) CURRENT ZONING DISTRICT CB  PROPOSED ZONING DISTRICT RA

2) PROPOSED USE: build a residential home

PLEASE NOTE: THE PLANNING BOARD AND BOARD OF COMMISSIONERS MUST CONSIDER ALL USES WITHIN THE REQUESTED ZONING DISTRICT, NOT MERELY THE ONE WHICH YOU ARE PROPOSING.
D) REQUIRED SIGNATURES:

I/We, the undersigned, do hereby make application and petition to amend the Official Zoning Map of Yadkin County as herein requested. I/We, the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the Board of Commissioners take action as sought by this application.

1) Christopher Chad Wagner  
   (Owner’s Name-please print)  
   (Owner’s Signature)  
   3-2-2022  
   (Date)

2)  
   (Owner’s Name-please print)  
   (Owner’s Signature)  
   (Date)

3)  
   (Applicant’s Name-please print)  
   (Applicant’s Signature)  
   (Date)

4)  
   (Representative’s Name-please print)  
   (Representative’s Signature)  
   (Date)

If there are additional property owners, applicants or representatives, please attach an additional signature sheet with their names and signatures. If the applicant is different from the property owner, both parties must sign the application. Corporations, Limited Liability Corporations, Partnerships or other similar entities: please include a notarized Official Corporate Certification authorizing a representative to sign on behalf of the corporation.

STAFF USE ONLY – APPLICANT: DO NOT WRITE BELOW THIS LINE

Staff Initials: ___________________________ Date: ___________________________ Receipt #: ___________________________

PZC Meeting Date: ___________________________ BOC Meeting Date: ___________________________
Published On: ___________________________ Published On: ___________________________
Letters Mailed: ___________________________ Letters Mailed: ___________________________
Sign Posted: ___________________________ Sign Posted: ___________________________

PZC Recommendation: Approved Denied Applicant Notified: ___________________________

BOC Action: Approved Denied Applicant Notified: ___________________________

Staff Signature: ___________________________ Date: ___________________________

Staff Comments: ___________________________

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www.yadkincountync.gov