



Yadkin County
Planning Board
213 East Elm Street
Yadkinville, NC 27055

PLANNING BOARD MEETING

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

- | | | |
|-------------|---|-----------------------|
| I. | CALL TO ORDER | <i>Chairman Swaim</i> |
| II. | PUBLIC COMMENTS | <i>Chairman Swaim</i> |
| III. | OLD BUSINESS | <i>Chairman Swaim</i> |
| IV. | NEW BUSINESS | <i>Chairman Swaim</i> |
| | Chad Wagoner Rezoning Request | <i>Seth Harris</i> |
| | Approval of 2022 Planning Board Calendar | <i>Seth Harris</i> |
| V. | ADJOURNMENT | <i>Chairman Swaim</i> |



Yadkin County
Board of Adjustment
213 East Elm Street
Yadkinville, NC 27055

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



Yadkin County Planning Board

213 East Elm Street
Yadkinville, NC 27055

Rezoning Request 22-01: Chad Wagoner

Applicant:	Owner:
Chad Wagoner	Chad Wagoner
Location:	Parcel ID#:
Speas Ferry Road	5868848176 (portion of)
Project Area	Land Area To Be Disturbed:
3.965 Acres	<1 Acre
Existing Land Use:	Proposed Land Use:
Vacant	Single Family Residence
Current Zoning:	Proposed Zoning:
CB (Community Business)	RA (Rural Agricultural)
Watershed:	Future Land Use Map Category:
WSIV	Rural Agricultural Area
Zoning Districts Within 100 feet:	Land Uses Within 100 feet:
North: RA South: RA East: RA West: RA	North: Vacant South: Agricultural, Vacant East: Vacant West: Telecommunications Tower





Yadkin County Planning Board

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Background:

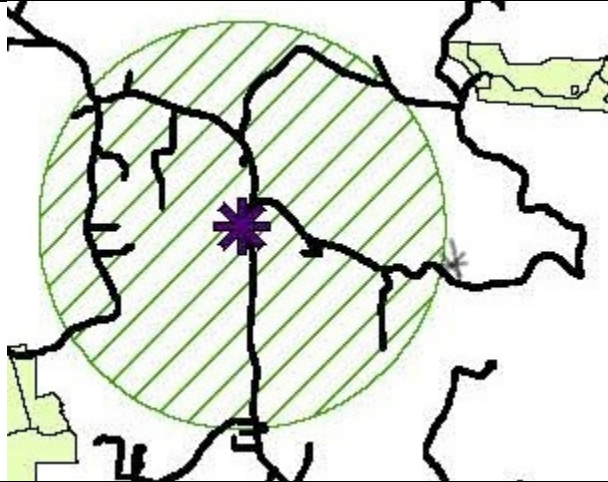
Chad Wagoner is the current owner of the property. Mr. Wagoner acquired the property in 2013. Mr. Wagoner plans to build a residential home on the property. The property was presumably zoned CB when countywide zoning was adopted, but this cannot be verified.

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



Future Land Use Map Place Type	Rural Agricultural Areas
Place Type Description	<p>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.</p> <p>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.</p>
Analysis	<p>The proposed single family residence would be in character for the surrounding area which includes low density residential and agricultural uses.</p>



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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.
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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.

WATERSHED CERTIFICATION

I hereby certify that the plat shown herein complies with the watershed ordinance and is approved by the Watershed Review Board in the Register of Deeds office.

2012 Dan Valliere

Watershed Administrator

property is located within a Public Water Supply Watershed restrictions may apply.

Certificate of Approval of Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Yadkin County, North Carolina, with the exception of such variances, if any, are as noted in the Minutes of the Planning Board and recorded on the plat and that it has been approved by the Yadkin County Planning Board at their regular meeting of *9/19/2012* for recording in the office of the County Register of Deeds.

9-19-2012 *Dan Valliere*
Date Chairman, Yadkin County Planning Board

State of North Carolina
County of Yadkin

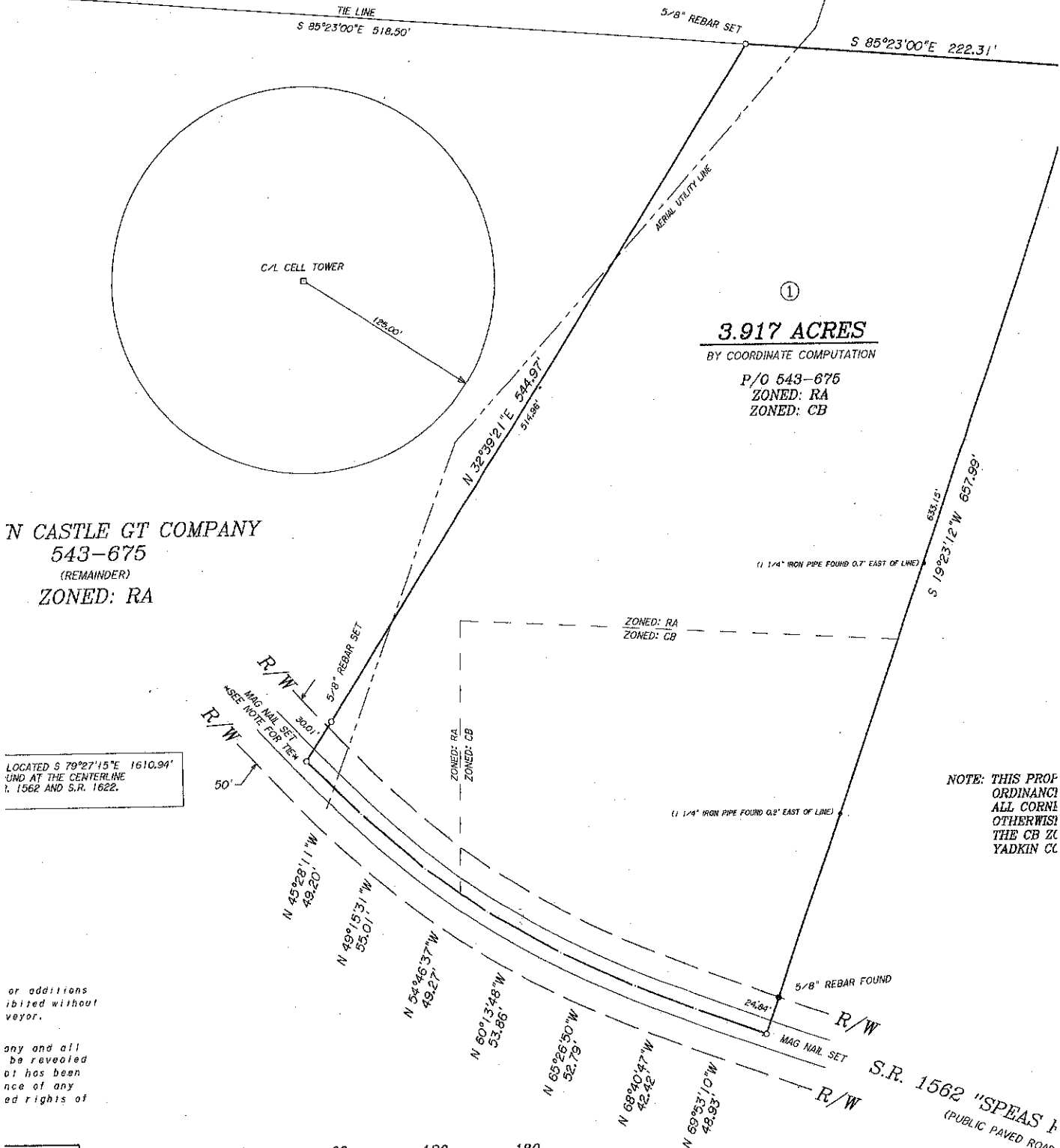
Matthew F. Hardy, Review Officer of Yadkin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DATE: *9-19-12* *Matthew F. Hardy*
Review Officer

CHRISTOPHER CHAD WAGONER

1014-259
P.B. 011-132
ZONED: RA

AS FOUND



3.917 ACRES

BY COORDINATE COMPUTATION

P/O 543-675
ZONED: RA
ZONED: CB

N CASTLE GT COMPANY
543-675
(REMAINDER)
ZONED: RA

LOCATED S 79°27'15\"/>

NOTE: THIS PROFFERED ORDINANCE IS SUBJECT TO ALL ORDINANCES AND RESOLUTIONS OF THE BOARD OF ZONING ADJUSTERS OF YADKIN COUNTY.

any additions or modifications shall be revealed on the plat.

any and all rights of others shall be revealed on the plat.

WATERSHED CERTIFICATION





YADKIN COUNTY
North Carolina
General Rezoning Application

Case# 22-1
TaxPIN# 5868848176
Date Submitted

A) OWNER/APPLICANT OR AGENT INFORMATION:

1) APPLICANT: Christopher Chad Wagoner
ADDRESS: 5415 Speas Ferry Road East Bend NC 27018
TELEPHONE# 336-428-3844 FAX# EMAIL: pharmacist94@aol.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 # 155059
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.



YADKIN COUNTY
North Carolina
General Rezoning Application

Case# _____
 TaxPIN# _____
 Date Submitted _____

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) <u>Christopher Chad Wagener</u>
(Owner's Name-please print) | <u></u>
(Owner's Signature) | <u>3-2-2022</u>
(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: _____