



YADKIN COUNTY PLANNING BOARD

Meeting Minutes
Jan 14, 2019

Members Present

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

Members Not Present

Ercel Carter (Alternate)

Others Present:

Dawn Vallieres, Planner Gary Hayes, Central Permitting Director

Guests

Michael Schlabach

Call To Order

Chairman Swaim called the January 14th, 2019 Meeting to order at approximately 7:00 PM. The attendance and quorum were noted. No alternates were needed for this evening's meeting.

Minutes Approved

Chairman Swaim asked if everyone had a chance to review the minutes from July 9, 2018. No changes were requested. Jerry Hutchens made a motion to approve the minutes. Teresa Swain seconded. The Board voted 5 - 0 to approve.

Public Comments

There were no public comments.

Old Business

County Planner Dawn Vallieres reported that the previous rezoning applications had all been approved by the County Commissioners with no issues.

The Planning and Development Department has been consolidated with Building Permits and Environmental Health into Central Permitting. Needed updates to the zoning ordinance were discussed. Due to the consolidation of departments there is no longer a planning director position so the references to the planning director need to be changed in the ordinance.

In October, the Board of Adjustment turned down a conditional use permit application for a gun range. The Board of Adjustment members had some concerns regarding the standards for gun ranges and sent a letter to the County Commissioners expressing those concerns and asking that the standards be looked at. The County Manager has not relayed any



specific changes in the standards that the Commissioners are interested in considering but the Planner will follow up on this.

The U.S. Department of Energy has a SolSmart designation that the County Manager would like the County to pursue. This designation would recognize that the County is friendly to solar development, both as an accessory and as a primary use. The County Planner, Dawn Vallieres, has been working on the application for this designation. There was discussion on the differences in solar as a primary use, which would require a conditional use permit, and as an accessory use which is permitted by right.

New Business- Access Easements

A surveyor from Surry County had sent County Planner Dawn Vallieres a copy of a family exemption affidavit that allows for a minor subdivision with a 25 foot access easement instead of a 45 foot access easement. This is often used in cases where a single lot is created from a larger tract for purposes of building a house. There was discussion on access easements. NCDOT will not take over a road into the secondary road system unless it meets their minimum width requirements and is built to their road standards and has at least nine houses. A board member was concerned that allowing minor subdivisions on narrower easements would cause problems for future land owners who might want NCDOT to accept the roads or want to create a major subdivision.

New Business

County Planner Dawn Vallieres discussed the 2019 meeting schedule. All the proposed meeting nights are second Mondays of the month except for November which is the second Tuesday night due to Veteran's Day. Teresa Swain made a motion to adopt the 2019 schedule as presented. Resha Peregrino-Brimah seconded. The vote was 5-0 in favor.

Adjournment

Chairman Swain called for a motion to adjourn. The Board voted 5 - 0 to adjourn. There being no further business, the meeting was adjourned at approximately 7:40 pm.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Planning Board
Approved on 2/11/2019