



YADKIN COUNTY PLANNING BOARD

Meeting Minutes
March 14, 2022

Members Present

Dean Swaim, Chairman
Jerry Hutchens, Vice Chairman
Steve Brown
Resha Peregrino-Brimah
Teresa Swain

Members Not Present

Ercel Carter (Alternate)
Sam Wagoner (Alternate)

Staff Present:

Seth Harris, Zoning Officer

Guests

Melissa Money
La-Deidre Matthews
Anthony McLelland

Call To Order

Chairman Swaim called the March 14, 2022 Meeting to order promptly at 7:00 PM. The attendance and quorum were noted.

Approval of Minutes

No minutes were available to approve

Public Comments

Chairman Swaim noted that one person was present for public comment. La-Deidre Matthews said she was an attorney with the Fox Rothschild law firm and was present to observe the meeting. There being no further public comment, Chairman Swaim proceeded with the meeting.

New Business

Rezoning Case 22-01: Chad Wagoner – Speas Ferry Road

Seth Harris presented the staff report. He noted the different format of the staff report and how it could be beneficial to the Board.

Jerry Hutchens asked why the property would have been zoned Community Business. Mr. Harris answered that one idea was that a satellite volunteer fire department had been proposed at this location. Mr. Harris added that this information could not be verified.

Chairman Swaim asked for clarification regarding the portion of property to be rezoned. Mr. Harris referred the Board to the survey in their agenda packet.

Chairman Swaim asked for a motion from the Board. Steve Brown made a motion to approve the request for rezoning a portion of property as described. He based this motion on consistency with the Land Use Plan, and that it was reasonable and in the public interest. Resha Peregrino-Brimah seconded the motion and the vote was unanimous in favor of the motion.



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Approval of Planning Board Meeting Dates

Jerry Hutchens made a motion to approve the meeting dates presented by staff. Steve Brown seconded the motion and the vote was unanimous in favor of the motion.

Dates approved were as follows:

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

Adjournment

Before adjourning, Chairman Swaim wanted to recognize audience members who had demonstrated their willingness to volunteer for county boards and express his appreciation for their presence.

Teresa Swain called for a motion to adjourn. Jerry Hutchens seconded the motion and the vote was unanimous in favor of the motion. There being no further business, the meeting was adjourned at approximately 7:12 pm.

Respectfully Submitted,
Seth Harris, Zoning Officer

Dean Swaim, Chairman

Approved on _____