



YADKIN COUNTY PLANNING BOARD

Meeting Minutes
April 27, 2020

Members Present

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

Members Not Present

Ercel Carter (Alternate)
Sam Wagoner (Alternate)

Staff Present:

Dawn Vallieres, Planner

Guests

Adam Lane

Call To Order

Chairman Swaim called the April 27, 2020 Meeting to order promptly at 7:00 PM. The attendance and quorum were noted. No alternates were needed for tonight's meeting.

New Business- Adam Lane Rezoning Request

Chairman Swaim told the Board that the request before them was the same applicant as last meeting but the County Commissioners have indicated that they want the Planning Board to reconsider this rezoning application as Community Business. There was discussion on this.

A Board member asked Community Business. Period. Not conditional. Community Business and whatever falls under Community Business? Staff replied yes.

Staff gave a presentation on the application.

Spot zoning and the higher level of scrutiny were discussed.

The Board discussed the size of the property, the location, and the uses under Community Business.

Staff discussed the benefits and potential detriments to the applicant, the neighbors and the wider community. It is obviously a benefit to the applicant. He would have a two minute commute to work. It is only a 5.8 acre property so the size would limit the amount of commercial. It is arguable if there would be direct benefits to the neighbors but with the long driveway and difference in elevation it does not seem like it would be a detriment to the neighbors.

A Board member asked if staff went out there today. Yes. The overall impression of the area was a lot of residential. There isn't much agriculture. There are some wooded areas which are in forestry under the present use tax program. There are some small businesses.

A Board member asked staff to return to the aerial of the property. The access was pointed out. The topography was discussed. The Union Hill Road and the entrance are considerably higher than the main bulk of the property. This is likely to prevent many of the permitted or conditional uses under Community Business from actually happening.



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Staff continued discussing benefits. For the community at large...this keeps an existing business in operation. There are not that many businesses in the County and it is certainly important to keep them going. The entire community at large benefits from more businesses.

Chair Dean Swaim discussed the Future Land Use Plan. There is some guidance in the Future Land Use Plan that it is best to keep community business zoning in a cluster but there is also guidance that we need to take into consideration the good of the community. And in this remote location it would likely be handy to have a motor vehicle repair facility here.

Conditional use permits were discussed. A board member said there was confusion on conditional use permits and conditional zoning. Conditional use permits are a completely separate process from the rezoning. Motor vehicle repair is a conditional use in Community Business.


Mr. Lane, the applicant spoke. He said there are a lot of potential uses for that land mentioned under community business but he is 26 years in the motor vehicle repair business and does not have a Plan B. He attracts customers from quite a ways that are going to spend money at other businesses. Mr. Lane pointed out other businesses in the immediate area. There is a winery in business. The 123 acre property that is owned by an LLC that has a paper company buying timber for paper. Every 20 years they remove the trees. It also has a hunting lease and is being used as a business. There is a hair salon half a mile away. There is a cemetery that is run as a business. There used to be Poindexter's store right up the road. This used to be a centralized location. His grandfather used to make grass baskets at that location and sell them to people as a business.

Resha Peregrino-Brimah made a motion to recommend approval and adoption of the consistency statement. Steve Brown seconded. The Board voted 5 - 0 to recommend favorably and adoption of the statement of zoning consistency and that both be submitted to the County Commissioners.

Adjournment

Chairman Swaim called for a motion to adjourn. A motion to adjourn was made and seconded. The Board voted 5 - 0 to adjourn. There being no further business, the meeting was adjourned at approximately 7:22 pm.

Respectfully Submitted,
Dawn Vallieres, Secretary to the Planning Board


Dean Swaim, Chair

Approved on 13 July 2020