



## **YADKIN COUNTY PLANNING BOARD**

Meeting Minutes  
August 12, 2019

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### ***Members Present***

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

### ***Members Not Present***

Teresa Swain

### ***Staff Present:***

Dawn Vallieres, Planner

### ***Guests***

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### **Call To Order**

Chairman Swaim called the August 12, 2019 Meeting to order promptly at 7:00 PM. The attendance and quorum were noted. No alternates were needed for this evening's meeting.

### **Minutes Approved**

Chairman Swaim asked everyone to take a few minutes to review the minutes from the April 8, 2019 planning board meeting. No changes were requested. A motion was made and seconded to approve the minutes. The Board voted 4 - 0 to approve.

### **Public Comments**

There were no public comments.

### **Old Business**

Staff gave a report on old business. The last rezoning, on Country Club Road, went through without any issues. The public hearing for a conditional use permit for a solar farm on that property has also passed. This has been the largest solar farm in the County, approximately 430 acres.

Transportation planning was discussed. The County just applied for a pedestrian planning grant with the NCDOT. The County is currently participating in a regional comprehensive transportation plan with Surry and Davie Counties. This is a pilot plan. North Carolina Department of Transportation would like to move away from county specific transportation plans to regional plans. The plan will possibly include Stokes County in this as well. We are also at the start of a regional bike plan, the Yadkin Valley Bike Plan. If we get the pedestrian planning grant, then any projects can be completed across all three modes at once, hopefully with a cost savings. A board member asked if that would just be sidewalks? Staff replied that there are engineering improvements, such as sidewalks, bulb outs, off road multi use paths. There is education. Striped crosswalks, cross lights...it depends on what will work in each specific case. There are also Walk/Bike to School programs, When the roundabouts on 601 are built there will be pedestrian improvements there.



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Possible improvements at Brooks Crossroads (US 21 and Old US 421) were discussed.

A Board Member asked about the trail from Elkin down to the river, did that get built? Elkin's town park has a long trail at their town park that goes up to the old shoe factory location.

The Mountains to the Sea Trail and its preferred route on the Yadkin County side of the river was discussed. The Town of Jonesville has done quite a bit with their greenway.

Tourism in Rockford (Surry County) was discussed. Bed and Breakfast facilities in the County were discussed. A publication to inform people of these little out of the way places was discussed. Staff will forward this information to Bobby Todd with the Chamber of Commerce.

### **New Business**

Staff covered the updated enabling legislation Chapter 160D of the North Carolina General Statutes. The Yadkin County Zoning Ordinance and the Subdivision ordinance will have to be amended. The legislation will not take effect until January 1, 2021 so we have some time to work through the legislation. The North Carolina chapter of the American Planning Association conference is coming up in October. The School of Government in Chapel Hill will likely have a session on the implications and pitfalls/issues/clarification on the application of the updated legislation. Staff covered some of the changes. Staff will send out the link of the annotated version from the UNC School of Government. There will need to be updates to the subdivision ordinance also.

The Future Land Use Plan needs to be updated. That will likely start in July 2020.

More changes to the updated enabling legislation Chapter 160D were discussed. Changes to the Outdoor advertising were discussed. Billboards have been a hot topic across the state.

### **Board Member Comments**

There was discussion on the solar farms that have been approved in the County and any potential new solar farms.

### **Adjournment**

Chairman Swaim called for a motion to adjourn. Jerry Hutchens made a motion to adjourn, Resha Peregrino-Brimah seconded. The Board voted 4 - 0 to adjourn. There being no further business, the meeting was adjourned at approximately 7:45 pm.

Respectfully Submitted,

Dawn Vallieres, Secretary to the Planning Board  
Approved on 9/9/2019