

East Bend Planning Board

The East Bend Planning Board works with the East Bend Town Board to ensure the town is an inviting place to live and do business. The Planning Board's aim is to see the big picture and make plans that will benefit all residents.

Members of the planning board are essentially community servants who volunteer their time to help the community where they have chosen to live. The Planning Board also serves as the Zoning Board, adopting ordinances that help properties maintain their value. These rules are designed to keep people safe and make the neighborhood an enjoyable place to live.

Attracting Businesses

The Town of East Bend works with the Yadkin County Chamber of Commerce and with its own contacts to try to attract business to East Bend. The Town Board takes whatever steps it can to make the area attractive to business. However, the town has a very small tax base. Residents don't want to see taxes increase, so there are limits on what East Bend can do to encourage business to set up shop in East Bend.

The recent water system additions are an example of what business requires to locate here. Sometimes the town is not at liberty to discuss what businesses are on the horizon. These investors don't want their plans made public until the plans are finalized. The town is required to honor that.

From time to time residents ask why we don't have a grocery store or a bank or a pharmacy or any number of other establishments.

Grocery Store

The Planning Board and members of the Town Board have approached various businesses, especially grocery stores, and invited them to come to East Bend. However, all the chains and all the independent grocery stores have declined for one reason or another. The chief reason they cite is that they do not want to compete with themselves. Why go to the expense of setting up a business in East Bend when residents already shop in Old Town or Elkin or Lewisville or King or other locations. The larger grocery stores won't even consider an area unless the location is a high traffic area. Most chains don't release their requirements; but Lidl, for example, requires the site exceed 25,000 vehicles per day. The last traffic survey conducted by NCDOT (2017) showed approximately 4,600 vehicles pass through East Bend, so we have a long way to go to meet their minimums.

To have a grocery store in East Bend (and since the remodel of Dollar General some say we already have a grocery store), an individual would have to decide to open a grocery store because the grocery stores affiliated with a chain have been contacted by phone, by mail, by email multiple times and have said no, it is not in our company's best interest to build a store in East Bend.

Bank

Currently, the town is talking with a bank about coming to East Bend. Locations are being considered; but the cost of acquiring a location (there are rules that prevent a new bank from

moving into the old bank building) and the uncertainty of the profitability are questions any business must determine. No matter the nature of the company, businesses expect to make money. They don't operate to do East Bend a favor.

Supporting Local Businesses

But let us celebrate the new businesses that have made East Bend home—Yadkin Vision Center, Idol's Gun Vault, Gentry Family Funeral Services, Hennings Construction, Bink's Cycle Works, Carolina Powder Coating, East Bend Hair Shoppe, Winston-Salem Hemp Extraction and Processing (Industrial Park), Sunset Gardens, R&D Appliance, Chip 'N Shell's Billiards, Little Lightning Food Truck, and the numerous other businesses that have been in East Bend for many years. Please support our local businesses. We can't keep the ones we have if we always shop elsewhere.

Zoning Ordinance Reminders (All Ordinances are available online)

Any time changes are made to the exterior of a property a Zoning Permit is required. If electrical or plumbing changes are made to the interior of a property, a permit is also required by the town and the county. The town's permit is \$25. County fees vary.

There are also ordinances concerning setbacks from property lines, trash and nuisance on properties which pose health hazards.

Recently, ordinances dealing with salvage businesses and junk vehicles were passed. Over the next 3 years these must be phased out or heavy fines will be levied.

There are also ordinances dealing with animals on property. There are pet limits, chicken and goat limits as well as other livestock requirements.

The Zoning Board needs the cooperation of the residents to fulfill its duties. If residents notice something that looks like it does not fit in the area, chances are it doesn't. Please notify Town Hall so the matter can be investigated. 336-699-8560

You don't want your neighbors encroaching on your rights, and they don't want you intruding on them. That is the purpose of Zoning Regulations—to protect everyone's rights.