

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**December 17, 2014**  
**5:15 PM**

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on December 17, 2014 at 5:15 p.m.

**Board members present:** Chairman Fred Smith, Layton Everitt, Sylvia Johnson, Patricia Price Lea, and Darrell McLean.

**Staff:** Brian Collie, Town Manager.

**1. Call To Order**

Chairman Smith called the meeting to order at 5:15 PM.

**2. Approval of Minutes from November 19, 2014**

Mr. Collie presented the Planning Board minutes from September 24, 2014. Mrs. Patricia Price Lea asked the Board for two error corrections within item 3 and one error correction in the last sentence of item 5. The Board agreed and Mr. Collie stated he would fix the errors. Mrs. Lea then made a motion to accept the minutes with the referenced corrections. Mr. Everitt seconded the motion. The motion passed with a unanimous vote.

**3. Zoning Map Amendment Discussion & Review**

Mr. Collie presented the Planning Board with aerials and property description for 14 parcels located within the Town that currently do not have any zoning designation. He stated that before we go any further into making any zoning changes we need to first look at all the parcels that for whatever reason, were never zoned. The Planning Board agreed.

After lengthy discussion of the 14 parcels presented by Mr. Collie the Board wanted to go ahead and consider some re-zonings to 7 additional parcels that they agreed weren't currently zoned properly.

The list below shows what zoning designation the Board agreed for each specific parcel.

- |             |                              |
|-------------|------------------------------|
| 1. 0067 019 | R12- Residential Suburban    |
| 2. 0068 013 | RA- Residential Agricultural |
| 3. 0083 001 | RA- Residential Agricultural |
| 4. 0083 035 | RA- Residential Agricultural |

5. 0083 001 R12- Residential Suburban
6. 0083 014 R12- Residential Suburban
7. 0082 105 RA- Residential Agricultural
8. 0082 044 RA- Residential Agricultural
9. 0083 034 RA- Residential Agricultural
10. 0067 086 RA- Residential Agricultural
11. 0067 212 RA- Residential Agricultural
12. 0067 213 RA- Residential Agricultural
13. 0067 214 RA- Residential Agricultural
14. 0067 215 RA- Residential Agricultural
15. 0067 174 R12- Residential Suburban
16. 0067 182 R12- Residential Suburban
17. 0067 111 R12- Residential Suburban
18. 0067 016 R12- Residential Suburban
19. 0067 015 R12- Residential Suburban
20. 0067 014 R12- Residential Suburban
21. 0067 013 R12- Residential Suburban

### **Other Business**

During other business Mrs. Lea asked Mr. Collie if he had heard anything else about the proposed solar farms and if we were going to continue to look into creating some requirements for solar farms. Mr. Collie stated that he had not received a special use permit yet and really hadn't heard any new information. After discussion Mr. Collie said that he would try to have a solar ordinance draft completed for review before the next meeting.

Chairman Smith then asked Mr. Collie if he still had codification of the Town's ordinances on his agenda for next year's budget. Mr. Collie stated

that he did and with hopeful Council approval it will get done within the next year.

**Adjournment**

Mrs. Price Lea made a motion to adjourn seconded by Mr. McLean. The motion passed with a unanimous vote at 6:10 p.m.

Respectively Submitted:

Fred Smith, Chairman

Brian Collie, Town Manager, prepared the above minutes. They represent a brief description of those matters that were addressed at this meeting. A detailed account of this meeting is available for review on tape at the Yanceyville Municipal Services Building.