

MINUTES
YANCEYVILLE PLANNING BOARD
November 19, 2014
5:15 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on November 19, 2014 at 5:15 p.m.

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

Staff: Brian Collie, Town Manager.

1. Call To Order

Chairman Smith called the meeting to order at 5:18 PM.

2. Approval of Minutes from September 24, 2014

Mr. Collie presented the Planning Board minutes from September 24, 2014. Mrs. Patricia Price Lea asked the Board for an error correction on page 2 within the first paragraph of the solar farm discussion “him” needs to be changed to “he”. The Board agreed. Mrs. Price Lea then asked Mr. Collie how recordings are stored. Mr. Collie said that they are stored electronically and he can let concerned citizens either come in and listen to them or make them a CD of the recordings. Mrs. Price Lea then made a motion to approve the minutes with the agreed changes. The motion was seconded by Chairman Smith and passed with a unanimous vote.

3. Voluntary Annexation- Murray Road

Mr. Collie stated that the property owners of map and parcel 0067. 122, located off of Murray Road approached Town Attorney, Lee Farmer about be voluntarily annexed into the Town. This parcel has 108.16 acres and what appears to be a very old farm house and a shed. He stated, I have attached an aerial view of the property which also contains parcel information. Town Council had a public hearing on the matter on 11-11-14 and everyone seemed to be in favor. He said he would like the Planning Board to make a recommendation on what the property should be zoned when incorporated into the Town.

After discussion, Chairman Smith stated that this issue should have come before the Planning Board first, before Town Council ever reviewed the request but he does agree with voluntary annexations. Chairman Smith then asked for a motion. Mrs. Price-Lea made a motion to accept the voluntary annexation as a RA- Residential Agricultural zoned parcel. The motion was seconded by Mr. Layton Everitt and passed with a unanimous vote.

4. Zoning Map Amendment Discussion & Review

Mr. Collie presented the Planning Board with aerials and property description for 18 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, the list below shows what zoning designation the Board agreed for each specific parcel.

1. 0067 077 RA- Residential Agricultural
2. 0067 071 RA- Residential Agricultural
3. 0067 063 RA- Residential Agricultural
4. 0066 061 RA- Residential Agricultural
5. 0067 150 -Front portion currently zoned RR8 changed to HB
- Remaining parcel zoned RA
6. 0067 068 RR8- Restricted Residential
7. 0067 067 RR8- Restricted Residential
8. 0067 066 RR8- Restricted Residential
9. 0067 065 RR8- Restricted Residential
10. 0067 064 RR8- Restricted Residential
11. 0066 023 RR8- Restricted Residential
12. 0066 024 RR8- Restricted Residential
13. 0066 088 R-MH- Mobile Home Park
14. 0066 111 HB- Highway Business
15. 0066 020 -Front portion off Hwy 86 zoned HB
-Remaining parcel zoned RA
16. 0066 122 -Front portion off Hwy 86 zoned HB
-Remaining parcel zoned RA

17. 0066 120 -Front portion off Hwy 86 zoned HB
 -Remaining parcel zoned RA

18. 0066 084 -Front portion off Hwy 86 zoned HB
 -Remaining parcel zoned RA

5. Solar Farm Discussion

Mr. Collie presented the state's solar farm regulation template to the Planning Board and told them it may be something good to read through in case the Town wants to adopt some solar farm regulations in the future. Mrs. Sylvia Johnson indicated that she thinks it may be a good idea for the Town to look into this due to recent discussions. She said that the County doesn't have any regulations and that some of the solar projects currently going on are causing grief to surrounding property owners.

After further discussion the Board requested that Mr. Collie look into writing some draft language for the Planning Board to review. Chairman Smith stated that he specifically create language for buffers, fencing, setbacks, and bonding. Mr. Collie stated that he would.

Other Business

There was no further business discussed.

Adjournment

Mrs. Price Lea made a motion to adjourn seconded by Mr. Everitt. The motion passed with a unanimous vote at 6:30 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.