

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**March 16<sup>th</sup>, 2016**  
**5:15 PM**

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on March 16<sup>th</sup>, 2016 at 5:15 p.m.

**Board members present:** Vice-Chair, Patricia Price-Lea, Sylvia Johnson, Darrell McLean, and Layton Everitt.

**Also present:** Brian Collie, Town Manager.

**1. Call To Order**

Vice-Chairwoman Lea called the meeting to order at 5:15 PM.

**2. Approval of Minutes- January 20, 2016**

After short review Vice-Chairwoman Lea asked for a motion to approve the Yanceyville Planning Board minutes from January 20<sup>th</sup>, 2016 as presented. Vice-Chairwoman Lea asked for a motion to approve the minutes as presented. A motion was then made by Mrs. Johnson to approve the minutes as presented. The motion was seconded by Mr. McLean and passed with a unanimous vote.

**3. Zoning Map Review**

Manager Collie went over the Board's previous zoning revisions looking over a draft zoning map that showed all the changes. Mr. Collie stated that the Board had previously made a good amount of changes but wanted the Board to discuss a couple more areas of interest. Mr. Collie stated that the road frontage of the properties on the north side of Hwy 86 from Firetower Rd. to County Home Rd. would be best zoned as highway business instead of the current zoning of restricted manufacturing. He said that the several of the properties are already used for commercial business and that he didn't think the Town would benefit in the future by keeping it zoned for manufacturing.

After discussion Mrs. Johnson made a motion to change the following 14 tax parcels zoning to highway business.

- 0068 091
- 0068 087

- 0068 074
- 0068 089
- 0068 025 (partially zoned HB from the property line along Hwy 86 back 400 ft.)
- 0068 088
- 0068 073
- 0068 069
- 00Y2D002
- 00Y2D003
- 00Y1D008
- 00Y1D001
- 0067 203
- 0067 113

The motion was seconded by Mr. McLean and passed with a unanimous vote.

Mrs. Johnson then made a motion to change tax parcel 0082 015 (Oakwood Elementary) zoning designation from residential agriculture to office & institutional like all the other school properties. The motion was seconded by Mr. McLean and passed with a unanimous vote.

Mr. Collie stated that he would like the Board to review the downtown area at the next meeting.

#### **4. Code Enforcement**

Mr. Collie stated that the Town currently has a code enforcement contract with PTRC to service the town's needs. He stated that he had never brought code enforcement issues or concerns up before to the Planning Board but wanted them to know that if they have any future concerns to please contact the town. He also wanted the Board to think about enforcement needs that they would like to see the Town do a better job with.

## **5. Other Business**

The Planning Board asked Mr. Collie if he could put together notebooks for the Planning Board containing the Town's zoning & subdivision ordinance. Mr. Collie said that he would.

Mr. Collie updated the Board concerning the proposed solar facility on Firetower rd. He stated that the issue was tabled at the March Town Council meeting and will be brought back before Council in a public hearing on May, 3<sup>rd</sup>. Mrs. Johnson stated that she had heard rumors since the last Planning Board meeting that she was against solar and that she persuaded the Planning Board to vote against it. She stated that the approved motion she didn't vote for was to deny the solar facility special use permit. She then said that she didn't vote for the motion because she doesn't agree with the Board but because she didn't want her personal feelings to get in the way.

## **6. Adjournment**

After no further business, Mr. Everitt made a motion to adjourn seconded by Vice-Chairwoman Lea. The motion passed with a unanimous vote.

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Respectively Submitted:

Patricia Price Lea, Vice-Chairwoman

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.