

MINUTES
YANCEYVILLE PLANNING BOARD MEETING
November 15th, 2017
5:15 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on November 15th, 2017 at 5:15 p.m.

Board members present: Fred Smith- Chairman, Patricia Price-Lea- Vice-Chairwoman, Darrell McLean, and Layton Everitt.

Board member absent: Sylvia Johnson

Also, present: Brian Collie- Town Manager/Clerk, Kamara Graves- Assistant Town Clerk, William Daniel, and Barry Smith

1. Call to Order

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

2. Approval of Minutes- July 19th, 2017

After a short review Chairman Smith asked for a motion to approve the Yanceyville Planning Board minutes from July 19th, 2017 as presented. Mrs. Price-Lea cited errors on page two **Item 3: Voluntary Annexation Zoning Classification Approval** fifth paragraph first sentence remove “that” and remove “producing” add “need”, page two **Item 4: Other Business** second sentence add “ed” to “finish”, page three **Item 4: Other Business** second sentence change “hearing” to “heard”. Vice-Chairwoman Price-Lea made a motion to approve the Yanceyville Planning Board minutes with said corrections. The motion was seconded by Mr. Everitt and passed with a unanimous vote.

3. Zoning Discussion- Clubhouse Dr. and Surrounding Area

Town Manager Collie stated that he been contacted by the property owners of the Rotary Club located on Club House Drive. Town Manager Collie explained that the area where the property is located is currently zoned as Manufacturing. He clarified that the entire area from Hwy 86 to County Home Road to Firetower Road is currently zoned as Manufacturing. The current property owners of the Rotary Club have a potential buyer that would like to purchase the property as a place of residence. Town Manager Collie explained that the property was built in the 1930’s before the Town was incorporated. It is currently a Rotary Club/ Lodge under zoning terms it’s a non-conforming use in the Manufacturing zone; however, it has been grandfathered in, because it was built before the zoning ordinance were created in the Town.

Town Manager Collie stated that the current property owners have submitted an application to have the property re-zone as Residential Agricultural. Town Manager Collie explained that there are several homes and business that are currently in the

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Manufacturing zone that were constructed since the Town created zoning ordinances, and the Town allowed them to be built. Town Manager Collie stated that the areas surrounding this property would need to be reconsidered by the Planning Board to be rezoned as Residential Agricultural as well.

Mr. William Daniel stated that the property has been renovated over the last few years, and the property has been vacant for a while. Mr. Daniel stated that he and the other property owners have been approached about selling the property. The potential buyers would like to buy the property as a residence. He stated that he felt using the property as a residence would be the best option.

Chairman Smith asked for a motion to rezone Parcel 67 from M1 Manufacturing to RA Residential Agricultural. The motion was made by Vice Chairwoman Price-Lea to rezone Map 67 at Parcel 91 from M1 Manufacturing to RA Residential Agricultural. The motion was seconded by Mr. Everitt, and passed with a unanimous vote.

Chairman Smith asked for a motion to rezone Parcel 91 from M1 Manufacturing to RA Residential Agricultural. The motion was made by Vice Chairwoman Price-Lea to rezone Map 67 at Parcel 91 from M1 Manufacturing to RA Residential Agricultural. The motion was seconded by Mr. Everitt, and passed with a unanimous vote.

Chairman Smith stated, we will recommend the re-zoning to Town Council.

4. Other Business

Town Manager Collie stated that Ginger Booker is continuing to work on the Town's recodification. Town Manager Collie explained that we are in the final draft stages of the recodification process of all the Town ordinances. Vice-Chairwoman Price-Lea inquired about the Dillard Project. Town Manager Collie stated that DEEDS did not receive the Tax Credit needed to do the Affordable Housing Senior Apartments as hoped for. The locality and the lack of amenities near the property resulted in a low scoring for the project. Town Manager Collie stated that at the point Gladys Graves, Chairperson of DEEDS and the other members of DEEDS are meeting to brainstorm future potential opportunities for the use of the property.

5. Adjournment

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

Respectively Submitted:

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Fred Smith, Chairman

Brian Collie, Town Manager/Clerk, and Kamara Graves, Assistant Town Clerk 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.