

**MINUTES
YANCEYVILLE PLANNING BOARD
FEBUARAY 20TH, 2019
5:15 PM**

The meeting of the Yanceyville Planning Board was held at the Yanceyville Municipal Services Building on Wednesday, February 20th, 2019 at 5:15 p.m.

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

Board member absent: Sylvia Johnson- Vice Chairwoman

Also, present: Brian Collie- Town Manager/Town Clerk, Kamara Graves- Assistant Town Clerk, and Russell Johnston

1. Call to Order

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

2. Approval of Minutes- October 24th, 2018

After a short review, Chairwoman Price-Lea asked for a motion to approve the Yanceyville Planning Board minutes from October 24th, 2018. Mr. Everitt made a motion to approve the minutes. The motion was seconded by Mr. McLean and passed with a unanimous vote.

3. Zoning Discussion

Town Manager Collie updated the Yanceyville Planning Board on the final draft of the Zoning Ordinance and Zoning Map. He noted that two Public Forums have taken place to give the public an opportunity to ask questions, address concerns, and speak freely about the Proposed Zoning Ordinance and Zoning Map changes. He explained that Town Council set the Public Hearing date on the Proposed Zoning Ordinance and Zoning Map changes for March 5th, 2019 Town Council Meeting at 7pm. He explained that there are several steps per North Carolina General Statues involved in advertising a Public Hearing. A Public Notice should be advertised in the local newspaper for two consecutive weeks. Due to an advertisement conflict the Public Hearing date has been rescheduled to April 2nd, 2019 Town Council Meeting. Town Manager Collie explained that because there are multiple parcels located throughout Town, he would be sending letters addressing property owners on the proposed changes. The letter would include the date of the Public Hearing as well as a summary explaining the signage posted throughout Town announcing the Public Hearing for Zoning Amendments. Town Manager Collie went over an interactive Zoning Map of the Town of Yanceyville with Proposed Zoning changes generated by

Piedmont Regional Triad Council with the Yanceyville Planning Board. He noted that a weblink to the interactive Zoning Map as well as a draft of the Zoning Ordinance is on the Town of Yanceyville website for the public to review.

Town Manager Collie explained that Russell Johnston, property owner would like the following parcels to be zoned as Highway Business (HB) rather than Restricted Residential as the Yanceyville Planning Board recommended before Town Council re-adopts the Zoning Ordinance and Zoning Map. He recommended/ explained that the parcels would fit in the scope of Highway Business, and would be consistent with the other properties in the area. Town Manager Collie explained that Mr. Johnston's request for the following parcels would fit in the zoning scope of Highway Business (HB). Parcels: 0067 063 (Solar Farm/Parent Tract to make lines consistent with other parcels),0067 064, 0067 065,0067 066, 0067 067, 0067 068, and 0067 035. Mr. Johnston also noted that parcels 0066 024,0066 023, 0067 036, and 0067 037 would be consistent with the above parcels if they were zoned as Highway Business as well.

Chairwoman Price- Lea asked a motion. Mr. Everitt made a motion to make the following 11 Parcels Highway Business (HB) rather the Restricted Residential as the Yanceyville Planning Board recommended 0066 024,66 023,0067 063 (Solar Farm/Parent Tract to make lines consistent with other parcels) 0067 064, 0067 065, 0067 066, 0067 067,0067 068, 0067 035, 0067 036, and 0067 037. Mr. McLean seconded the motion and passed with a unanimous vote. (3-0)

4. Planning Board Vacancy Discussion

Town Manager Collie updated the Yanceyville Planning Board on a letter of interest received from Mr. Julian Williamson a Town of Yanceyville resident to be considered to fill the current Planning Board Vacancy.

Town Manager Collie explained that Mr. Williamson was the only person that submitted a letter of interest to fill the Planning Board Vacancy at this time. He noted that he would need the Yanceyville Planning Board to make a recommendation to Town Council to consider Mr. Williamson for the position on the Yanceyville Planning Board.

Chairwoman Price-Lea asked for a motion. Mr. McLean made a motion to recommend Mr. Julian Williamson to fill the vacancy on the Planning Board. Mr. Everitt seconded the motion and passed with a unanimous vote. (3-0)

5. Other Business

None

6. Adjournment

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

Respectively Submitted:

Patricia Price- Lea, Chairwoman

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