

**MINUTES
YANCEYVILLE PLANNING BOARD
APRIL 17th, 2019
5:15 PM**

The meeting of the Yanceyville Planning Board was held at the Yanceyville Municipal Services Building on Wednesday, April 17th, 2019 at 5:15 p.m.

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

Board member absent: Sylvia Johnson- Vice Chairwoman

Also, present: Brian Collie- Town Manager/Town Clerk, Kamara Graves-Town Clerk, and Bradley Davis-Town Code Enforcer

Item 1: Call to Order

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

Item 2: Approval of Minutes- February 20th, 2019

After a short review, Chairwoman Price-Lea asked for a motion to approve the Yanceyville Planning Board Minutes from February 20th, 2019. Mr. Everitt made a motion to approve the minutes. The motion was seconded by Mr. McLean and passed with a unanimous vote.

Chairwoman Price-Lea welcomed Mr. Julian Williamson as a member of the Yanceyville Planning Board.

Item 3: Zoning Ordinance Amendment Review

Town Manager Collie updated the Planning Board on the Gaming and Adult Gaming “Skilled Based Gaming” commonly referred to as the Sweepstakes/Internet Cafes. He explained that at this time the Town does not have any regulations in the Zoning Ordinance pertaining to “Skilled Based Gaming” other than the establishments can only be located in the Highway Business Zone. Town Manager Collie explained that Town Council reviewed the City of Roxboro’s Ordinance on how they regulate General and Adult Gaming Establishments. Town Manager Collie explained that Town Council would like a text document similar to the City of Roxboro’s to be added to the Town of Yanceyville Zoning Ordinance. He explained that at this time "Gaming" and "Gaming, Adult" have been added to the definitions section. Requirements for each use have also been added to the "Notes to the Table of Permitted Uses," Sec. 4-21, page 29. This means that each use as described is allowed as a permitted use if the zoning officer verifies (potentially with assistance from the Sheriff's Department) that all threshold requirements are met.

Town Manager Collie explained that by State law Adult Gaming Establishments are legal. The “Gaming Software” is regulated by the Alcohol Law Enforcement (ALE) with the State of North Carolina. Town Manager Collie explained that Town Council would like to regulate Adult Gaming Establishments by hours of operations:

Hours of Operation:

Monday – Saturday 9am -12am Midnight

Sunday -10am- 12am Midnight

In addition, Convenient Stores with “Adult Gaming” will not be able to sale alcohol. Yanceyville Mart and Marathon are currently the only Convenient Stores with “Adult Gaming”.

Town Manager Collie noted that it would be favorable for the Planning Board to provide Town Council with a recommendation for Hours of Operation and Convenient Stores with Adult Gaming with that sell alcohol.

Chairwoman Price- Lea ask for a motion to accept the language in the Ordinance to Regulate General and Adult Gaming Establishment as circulated with Hours of Operation Mondays – Saturdays 9am -12am (midnight), Sundays -10am- 12am (midnight) and Convenient Stores with “Adult Gaming” will not be able to sell Alcohol. Mr. Williamson made a motion to accept the language in the Ordinance to regulate General and Adult Gaming Establishment as circulated. The motion was seconded by Mr. McLean and passed with a unanimous vote.

Town Manager Collie noted that during the Town Council Meeting on April 2nd, 2019 a Public Hearing was held to address the proposed changes to the Town of Yanceyville Zoning Ordinance and Map. During that meeting Town Council directed Town Staff to make note of questions and concerns for the Planning Board to review at their next scheduled meeting. After the Planning Board reviewed questions and concerns from the Public Hearing they asked them to make recommendations to Town Council on all matters. Town Manager Collie added that the following property owners wanted the Planning Board to review their request concerning parcels and zoning classification.

Kenneth and Virginia Graves
443 Marshall Graves Rd, Yanceyville, NC
0067 009

Current Zone: Restricted Residential (RR-8)

Desired Zone: Highway Business (HB)

Planning Broad recommended that the current zone of Restricted Residential (RR8) remain Restricted Residential (RR8)

Town Manager Collie explained that once the Zoning Ordinance is adopted Mr. Graves can request a conditional use rezoning which will provide more flexibility. It will be less intrusive on the residential homes located in the area as well as protect the other property owners. Town Council will also be able to require certain stipulations on the property.

Tyrone Kimbro
4801 Pitikin Court, Greensboro NC

0082 112

Restricted Residential: part of the tract proposed for Highway Business
How much of the parcel will be changed to HB?

Town Manager Collie addressed property owner directly

Russell Johnston addressed:

Owners of Parcel James Y. Kerry II ETAL

3865 Dumbarton Rd NW Atlanta GA

068 025

Current Zone: Restricted Manufacturing -M1

Proposed Zone - Residential Agricultural -RA

Planning Board recommended that the proposed zone of Residential Agricultural (RA) remains
Residential Agricultural (RA)

Councilman Tatum addressed

Owners Reece and Sandra Cobb

7887 NC Hwy 86 S Yanceyville

0082 053

Current Zone: Restricted Residential R12

Proposed Zone: Highway Business

Planning Board recommended that the proposed zone of Highway Business remains (HB)
Highway Business (HB)

Councilman Tatum addressed

Current Zone: Restricted Residential- R12

Proposed Zone: Highway Business

Well Fargo Bank Trustee Arlington Texas

990611563972

Planning Board recommended that the proposed zone of Highway Business remains (HB)
Highway Business (HB)

Councilman Tatum addressed

Tatum Holding LLC

0067 157

Current Zone: Restricted Manufacturing M1

Desired Zone: Highway Business HB

Planning Board recommended changing the current zone of Restricted Manufacturing to
Highway Business

Councilman Tatum addressed

Mrs. T.J. Henderson Heirs

PO Box 728

Reidsville NC, 27320

0067 051

Current Zone: Restricted Residential- RR8

Proposed Zone: Highway Business
Planning Board Recommended changing the current zone of Restricted Residential (RR8) to Highway Business

Chairwoman Price- Lea asked for a motion to change Parcel 0067 157 from Restricted Manufacturing (M1) to Highway Business (HB) and Parcel 0067 051 from Restricted Residential (RR8) to Highway Business (HB). Mr. Everitt made a motion to change Parcel 0067 157 from Restricted Manufacturing (M1) to Highway Business (HB) and Parcel 0067 051 from Restricted Residential (RR8) to Highway Business (HB). The motion was seconded by Mr. McLean and passed with a unanimous vote.

Item 4: Other Business

Mr. Everitt suggested that the Town consider trash pick -up of appliances every six months in the Municipal Services Building parking lot.

Mr. Williamson thanked the Public Works Department for coming out so quickly addressing the sewage spill behind his home.

Mr. Williamson also addressed a vehicle with no tags on the side of Murphy Street.

Mr. McLean addressed an abandoned vehicle on Parkway Drive.

Item 5: 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.