

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**September 18<sup>th</sup>, 2019**  
**5:15 PM**

The meeting of the Yanceyville Planning Board was held at the Yanceyville Municipal Services Building on Wednesday, September 18<sup>th</sup>, 2019 at 5:15 p.m.

**Board members present:** Chairwoman: Patricia Price- Lea, Vice Chairwoman: Sylvia Johnson, Darrell McLean, and Julian Williamson

**Board member absent:** Layton Everitt

**Also, present:** Code Enforcer: Bradley Davis and Town Clerk: Kamara Graves

**Item 1: Call to Order**

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

**Item 2: Approval of Minutes- August 21<sup>st</sup>, 2019**

After a short review, Chairwoman Price Lea asked for a motion to approve the Yanceyville Planning Board minutes from August 21<sup>st</sup>, 2019 as circulated. After a final review, Vice Chairwoman Johnson made a motion to approve Yanceyville Planning Board minutes from August 21<sup>st</sup>, 2019. The motion was seconded by Mr. McLean and passed with a unanimous vote.

**Item 3: Public Comment**

None

**Item 4: Zoning Discussion**

Chairwoman Price Lea stated during the previous Planning Board meeting the board briefly reviewed the property of Mr. Scott Oakley, 207 Old North Carolina Highway 86. During the August 13<sup>th</sup>, 2019 Town Council Meeting Mr. Oakley addressed Town Council during Public Comment requesting that the zoning classification of his property be reconsidered. The previous zoning district for 207 Old North Carolina Highway 86 was Restricted Manufacturing (M1) and the current zoning district is Residential Suburban (R12). Town Clerk Graves stated that at this time the Planning Board has not made a recommendation on the property of Mr. Oakley.

The Planning Board recommended that Mr. Oakley submit a petition to the Town for the property to be rezoned to Restricted Manufacturing Conditional Zoning District (M-1 CD) and follow procedures set forth by the ordinance.

Town Clerk Graves explained that during several Planning Board meetings the board has discussed the need to create a secondary Highway Business District. She noted that at this time

the Planning Board has reviewed and identified potential permitted uses for a secondary Highway Business District. The Planning Board tabled making a recommendation to Town Council before reviewing a paper copy of the original zoning map, the proposed zoning map, and the current Town of Yanceyville zoning map. Town Clerk Graves presented the maps and asked the Planning Board to review. Vice Chairwoman Johnson stated that she felt creating a secondary Highway Business District would make the zoning map more complicated to explain to the general public. She explained that the Conditional Use District that was added to the current zoning ordinance allows the Town to review each individual property owners request. The conditional district itself, like a rezoning, is created by means of a legislative decision. It allows a particular use or uses to be established with specific conditions that will enhance the compatibility of the use with the area and adjacent property. Chairwoman Price Lea mentioned that she felt creating a secondary Highway Business District would present a lot of unknowns.

Chairwoman Price Lea made a motion that at this time the Planning Board's recommendation is to not create a secondary Highway Business District. The motion was seconded by Mr. Williamson and passed with a unanimous vote.

Town Clerk Graves mentioned that Town Manager Collie wanted everyone to continue listing non-conforming use properties. She explained that after everyone has completed their list all would be complied so that each property can be reviewed and discussed.

#### **Item 5: Other Business**

-Chairwoman Price Lea asked for an update on Code Enforcement. Code Enforcer Davis explained that a template has been created due to the newly adopted ordinance that will address violations. The certified letter will be addressing civil and/or criminal penalties. He noted that there are several properties that will be receiving notification.

-Vice Chairwoman Johnson addressed hunting and the discharge of a firearm in Town Limits.

-Next Planning Board is scheduled for Wednesday, October 16<sup>th</sup>, 2019 at 5:15pm.

-Bring list of non-conforming use properties

#### **Item 6: Adjournment**

After no further business, Chairwoman Price -Lea asked for a motion to adjourn. Mrs. Johnson made a motion to adjourn seconded by Chairwoman Price -Lea Mr. The motion passed with a unanimous vote.

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Respectively Submitted:

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Patricia Price- Lea, Chairwoman

*Brian Collie, Town Manager, 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.*