

MINUTES
YANCEYVILLE PLANNING BOARD
August 21st, 2019
5:15 PM

The meeting of the Yanceyville Planning Board was held at the Yanceyville Municipal Services Building on Wednesday, July 31st, 2019 at 5:15 p.m.

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

Also, present: Town Manager, Brian Collie 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- July 31st, 2019

After a short review, Chairwoman Price-Lea asked for a motion to approve the Yanceyville Planning Board minutes from July 31st, 2019. After a final review, Mr. Everitt made a motion to approve Yanceyville Planning Board minutes from July 31st, 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 meeting the board was asked to review the permitted uses in the Highway Business District and choose potential permitted uses that could be allowed in a Secondary Highway Business District. Mrs. Johnson asked for clarity on the Conditional Zoning District (CD). Town Manager Collie stated that the Conditional Zoning District was added to the Zoning Ordinance which was readopted in full by Town Council on May 7th 2019. He explained that the Conditional Zoning District is established as a parallel district for every zoning district. All regulations which apply to a general zoning district also apply to the companion conditional district. All other regulations which may be offered by the property owner and approved by the Town as a part of the rezoning process also apply. The review process provides reclassification of property into a conditional district, subject to specific conditions, which ensure compatibility of the use with the neighboring properties. All regulations that apply to a general zoning district also apply to the parallel Conditional District. Town Manager Collie added that the ability to use the Conditional Zoning District is a good planning tool. He explained that it helps property owners rezone their property for a specific use, but it also hinders property owners from being able to market their property depending on the zoning district in which their property is located.

Town Manager Collie explained that the Highway Business District has the most permitted uses in the table of uses. He explained that some of the permitted uses listed in the HB Zone located near a residential community could be more abrasive than others. A secondary Highway Business District would list the less abrasive uses that could potentially adjoin a residential community. Town Manager Collie defined H-B highway business district as certain areas along major highways where commercial and service establishments are located to serve industrial areas, residents of the community, and travelers. The variety of services and businesses in this district is greater than in the business, office and institutional district, and the H-B CD highway business conditional district is identical to the H-B District except that conditional rezoning is required as a prerequisite to any use or development. Town Manager Collie explained that if the Planning Board decides to create a secondary Highway Business District, all of the permitted uses in the primary Highway Business would remain in the table of uses and the uses that are less abrasive and softer would be used to create a secondary Highway Business District. He added, that the permitted uses allowed in the secondary HB would be in both HB zoning districts.

Town Manager Collie updated the Planning Board on a Public Comment request that was addressed to Town Council at the August 13th, 2019 regular Town Council Meeting. Town Manager Collie stated that during the meeting Mr. Scott Oakley (Vonda) indicated that his Father in law, Billy Taylor ran a Welding and Machine Shop at 207 NC Hwy Old 86 North Yanceyville NC for over 40 years, and upon his passing he and his wife inherited the property. The old zoning destination for the property was Restricted Manufacturing (M1) and the current zoning destination is Residential Suburban (R12). Town Manager Collie added that Mr. Oakley stated they would like to re-establish a business at this location at some point in the future. Mr. Oakley requested that the property zoning destination return to Restricted Manufacturing (M1).

The Planning Board reviewed, discussed, and identified potential permitted uses for a secondary Highway Business District.

Chairwoman Price-Lea asked for a motion. Mrs. Johnson made a motion to table the efforts of creating a secondary Highway Business District until we have a list identifying all of the permitted uses discussed, and a copy of the current zoning map. The motion was seconded by Mr. McLean and passed with a unanimous vote.

Item 5: Other Business

Next Planning Board is scheduled for Wednesday, September 18th, 2019 at 5:15pm

Item 6: Adjournment

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

Respectively Submitted:

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.