

**MINUTES
YANCEYVILLE PLANNING BOARD
RE-SCHEDULED SEPICAL MEETING
SEPTMEBER 26TH, 2018
5:15 PM**

The meeting of the Yanceyville Planning Board was held at the Yanceyville Municipal Services Building on Wednesday, September 26th, 2018 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 Ginger Booker

1. Call to Order

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

2. Approval of Minutes- July 25th, 2018

After a short review, Chairwoman Price- Lea asked for a motion to approve the Yanceyville Planning Board minutes from July 25th, 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 Ordinance Amendment Review-Ginger Booker

Town Manager Collie welcomed Mrs. Ginger Booker to the Planning Board's Meeting. Mrs. Booker explained that she has been working with Town Staff on the Town's Code of Ordinances which includes the Zoning Ordinance.

Mrs. Booker reviewed questions from the previous Planning Board Meeting giving a brief summary of proposed changes.

How long can an RV stay in an RV park?

Ms. Booker stated that the length of stay for and RV in a RV park varies from place to place. She noted that a few zoning ordinances place a time limit, and some RV park rules have a time limit. Ms. Booker explained that the North Carolina Department of Insurance Regulations, states that Recreational Park trailers "cannot be accepted as a permanent dwelling structure in North Carolina" unless the units are dual labeled, and constructed under either the NC Modular Construction Program as a

single-family modular dwelling or under the Federal Manufactured Housing Construction and Safety Standards as a single family (HUD) manufactured.

Ms. Booker suggested that Yanceyville's RV Ordinance be uniform with Caswell County.

Caswell County Zoning- 9.41.2.1. No campsite shall be used as a permanent place of abode, dwelling or business for indefinite periods of time continuous occupancy extending beyond six (6) months in any 12- month period shall be presumed to be a permanent occupancy. Any action toward removal of wheels of a trailer except for temporary purposes of repair or to attach the trailer to the ground for stabilizing purposes shall be prohibited there shall be no permanently attached additions.

What are the locations and zoning options for Tiny Houses?

Ms. Booker stated: On a Single Lot: many Towns are beginning to allow a tiny house on its own lot if it is on a foundation and otherwise meets the code requirements. The smallest residential lots available in some cities are 7,000 square feet in a single-family setting, lots as small as 5,000 square feet could accommodate a single-family home in a multifamily zoning district. Accessory Dwelling Unit: with a special-use permit, a tiny house on a foundation behind a house could be considered an accessory dwelling. Cluster Development: "cluster home" subdivisions with tiny lots to go with the tiny houses, as long as there is enough common open space to meet the overall density requirements of the zoning district.

Can a Manufactured Home be used for business purposes in a Business District?

Ms. Booker stated mobile offices, classrooms and complexes have to be certified (by the NC Department of Insurance) as modular office buildings. They must meet the commercial code, not standards for manufactured housing. There are numerous distributors for such modular units throughout the State. Mrs. Booker suggested that that Town allow Manufactured Home to be used for business purposes in a Business District for a specified time, and proof that they are certified by the NC Department of Insurance.

4. Planning Board Vacancy

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

Town Manager Collie explained that Mr. Donevan 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 Planning Board to make a recommendation to Town Council to consider Mr. Donevan for the position on Planning Board.

Chairwoman Price-Lea asked for a motion. Mr. Everitt made a motion to recommend Mr. Don Donevan to fill the vacancy on the Planning Board. Mr. McLean 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, 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.