

MINUTES
YANCEYVILLE PLANNING BOARD
June 16, 2014
5:00 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on June 16, 2014 at 5:00 p.m.

Board members present: Chairman Fred Smith, Layton Everitt, Sylvia Johnson, and Patricia Price Lea.

Absent: Darrell McLean

Staff: Brian Collie, Town Manager.

Call To Order

Chairman Smith called the meeting to order at 5:06 PM.

Public Comment

Chairman Smith informed Manager Collie that the Planning Board did not have public comments. Mr. Collie apologized for putting that on the agenda.

Approval of Minutes from April 17th, 2014

Mr. Collie presented the Planning Board minutes from April 17, 2014. After review Mrs. Lea made a motion to approve the minutes as presented. Mr. Everitt seconded the motion. The motion passed with a unanimous vote.

Zoning Map Amendment Discussion and Review

Mr. Collie presented aerials and property information of seven (7) properties along Hwy 158 west that he believed we should consider changing their current zoning status to reflect what the best use of the property is. He said that the majority of the seven (7) properties are zoned RR8 Restricted Residential and I believe that their current uses reflect HB Highway Business.

He then said that there are several other properties throughout the Town that he has observed to be zoned incorrectly but he feels that we should do one section at a time and the area going up Hwy 158 has been brought to my attention by several citizens so he felt it pertinent to address that area first.

He also also attached several sections from the Town's zoning ordinance so that the Board could have refresh their memory to what each zone is

defined as, the table of permitted uses, how to properly administer a zoning map amendment, and what is a nonconforming use.

After discussion the Planning Board agreed that the Town's Zoning Map could use some updating. They began by looking at each of the 7 presented properties individually. The first property being tax map and parcel 0067.00.00.0048.0000, otherwise known as "Tommy's Mini mart" which is currently zoned as RR8 (Restricted Residential). After discussion the Board felt that the best use for this properties location would be HB, Highway Business. A motion was made by Mrs. Lea to rezone the parcel to HB. The motion was seconded by Mrs. Johnson and passed with a unanimous vote.

The next parcel in question was tax map and parcel 0067.00.00.0157.0000, otherwise known as "Tatum's". Chairman Smith stated that the parcel was currently zoned RR8, restricted residential and that we should look at it being Highway Business. After discussion about the lots configuration and whether we should just rezone a portion of the property the discussion was tabled until Mr. Collie could confirm minimum lot depths for every zone.

The next parcel in question was tax map and parcel 0067.00.00.0050.0000 owned by Tatum Holdings, LLC. After Mrs. Lea made a motion to rezone the parcel from RR8 to HB, Highway Business contingent upon future designated lot depth. The motion was seconded by Mrs. Johnson and passed with a unanimous vote.

The Board then reviewed tax map and parcel 0067.00.00.0051.0000, owned by Mrs. T. J. Henderson Heirs. After review Mrs. Johnson made a motion to keep the parcel zoned as Restricted Residential. The motion passed with a unanimous vote. The Board then reviewed parcel 00Y1A006, owned by Ann Gunn Everitt. Mrs. Johnson said the parcel currently falls within two zones, restricted residential on Hwy 158 and highway business on Main Street. After discussion the Board felt that the entire parcel should be zoned highway business. Mrs. Johnson made a motion to change the zoning of the parcel to be all highway business. Mrs. Lea seconded the motion which passed with a unanimous vote.

The next parcel for review was tax map and parcel 0067.00.00.0093.0000, owned by Richard and Jane Holbrook. Mrs. Johnson stated that this parcel also is divided between the restricted residential and highway business zones. The Board felt that the best use for the parcel was to be completely highway business. Chairman Smith made a motion to re-zone the entire property to highway business. The motion was seconded by Mrs. Lea and passed with a unanimous vote. The next parcel for consideration was tax map and parcel 0067.00.00.0114.0000, owned by Yancey House Property, LLC. After review Mrs. Johnson requested that the item be tabled until the Board could look at the entire area.

Other Business

Chairman Smith asked Mr. Collie to update the Board about Ms. Kim Ayers campground plans. Mr. Collie stated that she has not moved forward with obtaining any type of zoning text amendment to allow for a campground to be located at the “Pinnacle Property” like once discussed. Mr. Collie said that Ms. Ayers informed him that they had recently submitted an offer to purchase the property but that the offer was declined.

Chairman Smith talked about the need to once again change the meeting date of the Planning Board to accommodate members who cannot currently come at the new time. After discussion Mr. Everitt made a motion to change the Planning Board meeting date and time to the 3rd Wednesday of each month at 5:15 p.m. The motion was seconded by Mrs. Johnson and passed with a unanimous vote.

Adjournment

Mrs. Lea made a motion to adjourn seconded by Mr. Everitt. The motion passed with a unanimous vote.

Respectively Submitted:

Fred Smith, Chairman

Brian Collie, Town Manager, 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.