

MINUTES
YANCEYVILLE PLANNING BOARD
April 17, 2014
5:00 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on April 17, 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 5:00 PM.

Public Comment

There were no public comments made.

Special Use Permit Review & Discussion

Mr. Brian Collie presented a memo on the topic of special use permits for campgrounds. He stated that attached you will find a special use permit application from Working Capital #1 LLC for 336 West Main St, at tax map and parcel 0068.00.00.0057.0000 otherwise known as the Pinnacle Studio property. He said this property is currently zoned RA- Residential Agricultural and the use for the desired campground is not a permitted use in any zone within the Town's limits. Property owners contain the right to request special use permits for certain uses that are not listed in the zoning ordinances table if and when the Planning Board and Town council see fit. However there are specific special uses that you can request that are enumerated in the regulations for special uses in section 42-202 and campgrounds are not specified in that section either.

Mr. Collie then stated that after reviewing the attached application for special use and the attached special use ordinance language you will see that the applicant must first request a zoning "text" amendment to include campgrounds into section 42-202 and then if approved come back and request the special use permit.

After Mr. Collie's review Ms. Kim Ayers requested that she give the Board a PowerPoint presentation on her proposed idea to build a campground at the Pinnacle Studio Property. Ms. Ayers stated that she was not the property owner yet because she would like the Town's

approval to build a campground on the property before her investors. Purchase. After Ms. Ayer's presentation which went over her proposed campground and what all it would consist of she stated that she had a franchise agreement through Leisure Systems, Inc. to build a Jelly Stone campground resort. Ms. Ayers wanted to know the Planning Boards opinion on whether they would recommend the zoning change of the property to do what she is proposing.

After further discussion Chairman Smith asked Ms. Ayers what her timeframe was. Ms. Ayers said that she didn't have a set timeframe but that she wanted to take things slow and steady to ensure that things are done right. Chairman Smith stated for her to keep in mind that the campground will need water, sewer, and electrical lines installed. He said that is a lot of infrastructure and that it would be very costly.

The Board instructed Ms. Ayers to submit to Mr. Collie a completed zoning text amendment application and pay the required fee so that Mr. Collie could begin looking into adding campgrounds as a permitted use in the Town's zoning ordinance.

Zoning Discussion

The Board discussed the issue surrounding several properties in the Town's limits that are zoned incorrectly. Chairman Smith stated that the Board should specifically look at several properties on Hwy 158 West that are zoned residential but should be highway business. He also talked about some properties along Hwy 86. Mr. Collie presented a memo with attached aerials of several properties on Hwy 158 West that should be considered. After discussion the Board agreed to request that Mr. Collie look into those properties and bring back which ones he wanted to consider for rezoning and what they should be at the next meeting. Mr. Collie stated that he would.

Other Business

Chairman Smith suggested that the Planning Board change its regularly scheduled meetings to the 3rd Monday of each month at 5:00 p.m. due to conflicting schedules of some of the Board members. A motion was made by Ms. Lea to change the Planning Board's meeting date to the 3rd Monday of each month at 5:00 p.m. The motion was seconded by Mr. Everitt and passed with a unanimous vote.

Adjournment

Mrs. Johnson 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