

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**August 19, 2015**  
**5:15 PM**

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on August 19, 2015 at 5:15 p.m.

**Board members present:** Chairman Fred Smith, Vice-Chair, Patricia Price-Lea, Sylvia Johnson, Darrell McLean and Layton Everitt.

**Staff:** Brian Collie, Town Manager.

**1. Call To Order**

Chairman Smith called the meeting to order at 5:15 PM.

**2. Approval of Minutes- July 15<sup>th</sup>, 2015**

After short review Chairman Smith asked for a motion to approve the Yanceyville Planning Board minutes from July 15<sup>th</sup>, 2015 as presented. Mrs. Johnson stated that there were two corrections that needed to be made. Mr. Collie agreed, and stated that he would make the corrections. A motion was then made by Mrs. Johnson to approve the minutes as presented with the two corrections. The motion was seconded by Mr. Everitt and passed with a unanimous vote.

**3. Zoning Classification Discussion- Quail Meadows Subdivision**

Manager Collie stated that he asked Council to table the approval of Quail Meadows Subdivision so that the Planning Board could take another look at the Town's zoning classifications so that it is zoned properly for its use. Mr. Collie said that the Planning Board had recently approved the subdivision as RR-8 but the definition of the zone implies that all parcels should have water & sewer provided by the Town. Mr. Collie said that currently the subdivision only has Town water and that we did not guarantee the property owners sewer with the voluntary annexation. He stated that after further review that he feels the subdivision would be better suited zoned as RA- Residential Agricultural. Vice-Chair Lea asked if the subdivision had begun receiving trash pick-up. Mr. Collie stated that he did not believe so but wasn't positive. He stated that would have to request those services from the Town. Vice-Chair Lea then asked about the recently annexed lot off of Chandler Rd., and what services they were guaranteed. Mr. Collie stated that no services were guaranteed to that voluntary annexation. Mr. Everitt suggested that the Planning Board pass a motion to not allow future voluntary satellite annexations.

After further discussion concerning Quail Meadows subdivision, Chairman Smith asked for a motion. Vice-Chair Lea made a motion to designate the annexed Quail Meadows Subdivision as RA-Residential Agricultural. The motion was seconded by Mr. McLean and passed with a unanimous vote.

#### **4. Zoning Map Review**

Chairman Smith stated that the Planning Board needed to continue looking at the Town's zoning map to determine if there were any more parcels that may be best suited given different zoning designations. Mr. Collie said that he didn't have any specific parcels for review but that he would like some feedback on areas the Board thinks we should focus on at the next meeting. After review and discussion the Board indicated several areas that needed closer review and specified several parcels for future consideration. Some of the specific parcels included, Cobb's Collision (0067.137), Billy Taylor's (0067.015) and surrounding parcels, Ace Hardware (0082.065), Guildford Mills building (00Y3F008), and property on Hwy 62 S (0083.001).

Mr. Collie stated he would have a list of all previous zoning recommendations the Planning Board had approved over the past year at the next meeting along with a proposed zoning map including all recommendations. After further review Chairman Smith and the Planning Board agreed and asked Mr. Collie to bring that information to the next meeting.

#### **5. Other Business**

Vice-Chair Lea asked Mr. Collie if he could look into getting the "No Parking" sign put back up on Third Avenue. Mr. Collie said that he would look into it and try to get it done. Mrs. Johnson asked Mr. Collie if the grant the County/Town received for training through the School of Government applied to the Planning Board. Mr. Collie stated that he wasn't sure but didn't think so. She said that if it didn't did he think Ginger Booker could provide a training session to the Planning Board for zoning and annexation. Mr. Collie said that he would look into it. Chairman Smith stated that he appreciated the recent responsiveness from the DOT to the Town's needs and request but stated that he didn't see how the recent improvements to the intersection on Hatchett Rd. and Hwy 158 would make much of a difference.

#### **6. Adjournment**

Vice-Chair Lea made a motion to adjourn seconded by Mrs. Johnson. The motion passed with a unanimous vote.

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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.