

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**July 16, 2014**  
**5:30 PM**

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on July 16, 2014 at 5:30 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 5:30 PM.

**Approval of Minutes from June 16<sup>th</sup>, 2014**

Mr. Collie presented the Planning Board minutes from June 16<sup>th</sup>, 2014. After review Mr. Everitt made a motion to approve the minutes as presented. Mrs. Johnson seconded the motion. The motion passed with a unanimous vote.

**Zoning Map Amendment Discussion and Review**

Mrs. Sylvia Johnson brought a zoning map of the Town that she had printed showing all of the different zoned areas of the Town. Mr. Collie went over the draft zoning amendments that the Planning Board had made during the June meeting and stated that it was the Planning Boards consensus to continue to look at the properties in that area that may need consideration for zoning changes.

The Board talked about setbacks and how they would affect how deep we should make the Highway Business zoning line amendment along Hwy 158. At that time the Board talked in more detail about the properties along Hwy 158 and how far back should the Town place the new HB zoning line to accommodate uses in that area.

Mrs. Sylvia Johnson asked when changing these the zoning of a property from residential to Highway Business, how it would affect the current residential uses, and if the current uses could expand or add accessory structures after the fact. Mr. Collie stated that he wasn't sure but that he would try to get a response from the land use department of the UNC School of Government before the next meeting. The Board then asked if a property has 2 zoning districts on one parcel could a commercial use spill

over a little into the residential. Mr. Collie stated that he would have to get back with them on that question as well.

### **Other Business**

Chairman Smith asked Mr. Collie about how much the Planning Board is supposed to be getting paid and if he could look into that and see that everyone is compensated for the past meetings. Mr. Collie stated that he would.

### **Adjournment**

Chairman Smith 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.