

**MINUTES**  
**YANCEYVILLE PLANNING BOARD**  
**July 15, 2015**  
**5:15 PM**

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

**Board members present:** Chairman Fred Smith, Vice-Chair, Patricia Price-Lea, Sylvia Johnson, 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- May 20<sup>th</sup>, 2015**

After short review Chairman Smith asked for a motion to approve the Yanceyville Planning Board minutes from May 20<sup>th</sup>, 2015 as presented. A motion was made by Vice-Chair Lea to approve the minutes as presented. The motion was seconded by Mr. Everitt and passed with a unanimous vote.

**3. Zoning Map Review**

Mr. Collie presented the Board with a preliminary zoning map that was created by Marc Allred from Piedmont Triad Regional Council and printed by Board member Sylvia Johnson. Mr. Collie thanked Mrs. Johnson for printing the maps. Mr. Collie said that the map included updates on all of the un-zoned parcels of land within the Town's boundaries that the Planning Board had recently approved recommendations for zoning classification. He said that the map did not include the recently annexed properties within the Town's boundaries but would be updated to show those.

While reviewing the map Chairman Smith stated that he remembered back in 2013 that the property located at 246 Main Street being re-zoned from residential to central business. Mr. Collie said that he would look into it and see when it was and if all measures were completed to re-zone the property. The Board all agreed that some of the colors were hard to differentiate between zones. Mr. Collie agreed and stated that he would get Mr. Allred to change the colors to make the map easier to read.

#### **4. Voluntary Annexation Classification Discussion**

Mr. Collie presented two voluntary annexations to the Planning Board stating that Town Council had approved the two request on July 7<sup>th</sup>. Chairman Smith expressed his concern as to why the Planning Board did not has a chance to review and recommend the annexations before they came to Council. The Planning Board agreed that it should have come before them first.

Mr. Collie stated that the Planning Board needed to review the two annexations in order to designate zoning classifications for each. The Planning Board first reviewed the annexation of Quail Meadows subdivision located off of Murray Road containing 21 lots located on a private gravel road. Mr. Collie stated that all 21 property owners had signed a petition to be annexed into the Town and that they currently have access to Town water but not sewer. Mr. Collie recommended the property be zoned RR-8 restricted residential (medium density) district. This district is defined as medium-density single-family areas plus open areas where similar development will likely occur. Mr. Collie said that the subdivision abuts other RR8 zoned properties and seemed the best fit.

After discussion the Planning Board agreed that RR8 would be best. Mrs. Lea made a motion to zone the recently annexed 21 lots in Quail Meadows subdivision RR8 restricted residential. The motion was seconded by Chairman Smith and passed with a unanimous vote.

The Planning Board began discussion on the second approved voluntary annexation for one parcel of land located off of Chandler Rd. owned by Suzanne Chandler Foster. Mr. Collie stated that it was a recently surveyed lot and consisted of 1.47 acres and had a stick built residential dwelling. Mr. Collie showed the Board the location of the property on the Town's zoning map. He said that the property was not contiguous with the existing Town limits and would be considered a satellite annexation. Mr. Collie stated that the property was approximately 1,000 feet away from the closest Town boundary as the crow flies. Mrs. Lea, followed by all other Board members present asked Mr. Collie why the satellite annexation was allowed and what the intent of the owner was. Mrs. Lea also asked if this was where Mayor Pro-Tem Alvin Foster lived. Mr. Collie stated that Mr. Foster had recently married the property owner and the request to be voluntarily annexed was made because Mr. Foster wanted to remain inside the Town's limits and continue to receive the Town's services. The Board asked if the Town was required to provide the property with water and sewer. Mr. Collie said that the Town did not agree and is not obligated to provide the property with these services. Mrs. Lea expressed concerns of why the Council would approve a satellite annexation for a residential property. Mr. Collie stated that to his

knowledge the Town had never turned down an annexation request in the past and that the property would add to the Town's tax revenue. After further discussion Mr. Collie recommended the property be zoned R-A residential agricultural district. He said this district is defined as low-density residential areas of single-family dwellings, some agricultural uses and open areas where low-density residential development will likely occur. This district is generally found in outlying areas not served by sewer service. Requests for proposed development will be adequately provided with approved water and sewer service. The Board agreed that RA was the best classification for this property.

Mrs. Johnson made a motion to zone the recently annexed 1.47 acre lot owned by Suzanne Foster off of Chandler Rd. R-A residential agriculture. The motion was seconded by Mrs. Lea and passed with a unanimous vote.

## **5. Adjournment**

Mr. Everitt 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.