

MINUTES
YANCEYVILLE PLANNING BOARD
November 18th, 2015
5:15 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on November 18th, 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- October 21st, 2015

After short review Chairman Smith asked for a motion to approve the Yanceyville Planning Board minutes from October 21st, 2015 as presented. Vice-Chairwoman Lea stated that there was a correction that needed to be made to the date at the top of page 1. Mrs. Sylvia Johnson stated that a correction also needed to be made on the last page under item 5. She said that “lea” needed to be capitalized. The Board & Mr. Collie agreed. Mr. Collie stated that he would make sure the corrections were made. A motion was then made by Vice-Chairwoman Lea 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 Ordinance Recodification Review/Discussion- Mrs. Ginger Booker

Manager Collie introduced Mrs. Ginger Booker, Planning & Zoning expert. He stated that Mrs. Booker is contracted with the Town during this fiscal budget year to conduct a re-codification of all the Town’s existing ordinances, including our zoning ordinance. Mrs. Booker introduced herself to the Board and thanked them for allowing her to speak. She stated that she would like to go over the following items and that she would be more than welcome to answer any of the Board’s questions.

- Education of Planning Board re: land uses, planning, where uses should go vs. just zoning because a use currently exists on a parcel

- Alternative to the sign ordinance or parts of the sign ordinance. E.G. allowing temporary on-premises signs on the property where the use occurs
- Updating the Table of Permitted Uses
- Permitting food trucks. This may be a new ordinance and also provisions in the Zoning Ordinance
- Permitting certain livestock in parts of town zoned agricultural
- Clarify appropriate zoning for parks and recreation

After Mrs. Booker went over the suggested items the Board agreed to request that she look into our sign ordinance and provide suggestions on how to update it. Mr. Collie felt that we should specifically address whether commercial businesses should be allowed more than 1 freestanding advertisement sign. The Board also requested Mrs. Booker to focus on updating our table of uses to where the language is more relevant to present terms. Specifically address animals and food trucks. The Board also agreed that we needed to address which zoning classification recreational uses should be located and have language to address recreational vehicles and campgrounds.

Mr. Collie stated that the Town had adopting regulations for solar farms in the past year. He asked Mrs. Booker if she could review the language and give us her opinion. Mrs. Booker stated that she would. Mrs. Johnson asked when creating a zoning map should you zone by parcel or by area? Mrs. Booker stated that you should zone by the area instead of by parcel. Mrs. Johnson asked about municipal boundaries and what happens when their property lines change. Mrs. Booker talked briefly about the general statute that covers this question and stated that she will get a copy of it to the Planning Board. Mr. Collie then asked if voluntary annexations should come before the Planning Board for review before going to Council. Mrs. Booker stated that she wasn't sure but would look into it and get that information back to the Planning Board as well.

After no further review Chairman Smith thanked Mrs. Booker for her time.

4. Continuance of Zoning Map Review

Chairman Smith asked the Board if they were okay with postponing the zoning map review until the next meeting since item 3 lasted longer than expected. The Board all agreed.

5. Other Business

Chairman Smith asked the Board if they all agreed to skip December's meeting since it was so close to the Holidays. The Board all agreed. Chairman Smith stated that the next meeting would be January 20th, 2016.

6. Adjournment

Mr. Everitt made a motion to adjourn seconded by Mrs. Johnson. 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.