

MINUTES
YANCEYVILLE PLANNING BOARD
September 24, 2014
5:15 PM

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on September 24, 2014 at 5:15 p.m.

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

Staff: Brian Collie, Town Manager.

Also Present: Russell Johnston

Call To Order

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

Approval of Minutes from July 16, 2014

Mr. Collie presented the Planning Board minutes from July 16, 2014. After review Mrs. Lea made a motion to approve the minutes as presented. Mr. Everitt seconded the motion. The motion passed with a unanimous vote.

Zoning Map Amendment Discussion and Review

Mr. Collie went over answers he had received from the UNC School of Government that the Planning Board asked at the previous meeting. Mr. Collie said that if the Town decides to rezone a piece of property and when doing so creates a non-conforming lot that the non-conforming use can still remain. He gave an example that if a property is currently zoned residential and has a residential dwelling that if the Town changed the zoning classification to Highway Business that the house can continue to be used. He said if it were to burn down that it could be rebuilt on the same or similar footprint. He also stated that our zoning ordinance does allow for property owners with non-conforming grandfathered lots to add accessory buildings as long as they meet other requirements like setbacks. Mr. Collie went over zoning language he had submitted in the Planning Boards agenda.

Mr. Collie then answered the question concerning if a property has 2 zoning districts on one parcel could a commercial use spill over a little into the residential. He stated that no it could not. He said that even though it is on the same parcel that the uses could not spill over into the other zone.

The Board then discussed how they would like to proceed with the needed rezoning's and looked at the overall zoning map of the Town and talked about areas that we should consider.

Solar Farm Discussion

Property owner Russell Johnston came before the Board to discuss the possibility of having solar farms within the Town. He stated that he had two (2) properties located within the Town that two (2) different solar farm companies have contacted him about (Strata Solar, and Cypress Creek). He stated that one of the properties is located on Murray road close to the Dan River Work Farm and that the other is located on the property him and his father own behind the Credit Union on Firetower Road/ Hwy 86.

Mr. Collie went over language from the Town's Zoning Ordinance with the Board. He said that there is not specific language that allows the Town to permit solar farms but there is a special use allowed in every zone for "public utilities". He said that some other places have used this criteria to permit solar farms. Mr. Collie said that he felt that in certain places he didn't see a problem as long as we could require them to screen the solar panels from view of residential lots and the state right of ways.

After further discussion the Board seemed to agree that the Murray Road property was a better fit for a solar farm versus the property on Firetower Road but they did not rule the option out. Chairman Smith instructed Mr. Johnston to fill out and pay for a special use permit if he wishes to proceed with the project and at that time the Planning Board would consider the possibilities further. Mr. Johnston thanked the Board for their time.

Other Business

There was no further business discussed.

Adjournment

Mrs. Lea 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.