

MINUTES
YOUNGSVILLE
PLANNING BOARD MEETING
Youngsville Community House, 115 W. Main Street
April 4, 2017
6:00 P.M.

Chairman Donnie Tharrington called the Planning Board Meeting of the Town of Youngsville to order at 6:00 p.m.

In attendance was Chairman Donnie Tharrington, Members Scott Anderson, John Cyrus, and Robert Martin, Mr. Don Belk, Senior Planner, and Kathryn Tucker, Administrative Assistant. Absent was Vice-Chairman Mark Hurt, Member Janice Pearce, and Mr. Bob Clark, Zoning and Planning Administrator.

Chairman Tharrington stated the first order of business is to approve the Minutes from the Planning Board meeting held on February 7 2017 and March 7, 2017.

MOTION: APPROVE THE MINUTES OF THE FEBRUARY 7, 2017 AND MARCH 7, 2017 YOUNGSVILLE PLANNING BOARD MINUTES AS PRESENTED

The motion was made by Member Scott Anderson, seconded by Member Robert Martin and passed unanimously.

The next item on the agenda is Review/Approval of Final Plat for Holden Creek Preserve, Phase 1A Section 2, and Phase 1B, Section 1. Mr. Belk said this is part of the Holden Creek Preserve development and is part of the first phase development. This final plat will include the clubhouse and open space and give the developer the ability to start building houses. This area has already been annexed and complies with the approved preliminary plan. The streets are in and the entrance is almost complete. Staff recommends approval of this request.

With no questions, the following motion was made.

MOTION: TO RECOMMEND APPROVAL OF THE FINAL PLAT FOR HOLDEN CREEK PRESERVE, PHASE 1A SECTION 2 AND PHASE 1B SECTION 1 AS PRESENTED

The motion was made by Member Robert Martin, seconded by Member John Cyrus and passed unanimously.

The next item on the Agenda is the Around the Town Report presented by Mr. Belk.

- There are a couple of re-zonings coming up in the near future; one is for a rezoning from Commercial to Residential on Cedar Creek Road from Mr. Curtis White. The second has not been officially filed at this time.
- There continue to be numerous inquiries about potential development; downtown in particular. One commercial real estate agent told us that Youngsville is the hottest market in this area.
- 120 W. Main Street may have been sold. The potential owner has met with Mayor Flowers, Franklin County EDC, and adjoining property owners.
- There is no new application for subdivisions.
- We continue discussions with Kimley-Horn about the downtown improvements. Preliminary design phase came in about \$60,000 higher than what was original estimated. DOT reviewed their proposal and confirmed their estimates were sound. It looks like we will be spending more money up front with the goal of keeping the project at \$632,500.00. What that means right now, is that we will have less money with the actual construction (about \$60,000 less). However, as you will recall from the original estimate, there was a \$200,000 line-item in that project for the railroad. We are hoping there is significant leeway in the amount proposed for the railroad. Mr. Clark said the bottom line is that there will be some choice that will have to be made.

Mr. Clark added:

- Hampton Downs is in a dispute with Mr. F. C. Winston over a section of sidewalk on Wolfpack Lane past Ag Drive. Both parties are claiming ownership of the sidewalk. The Towns position is that this is a private matter.
- Youngsville Wine & Beer 101 had the front drive completed indicating right in/right out only. Mr. Williams has some options for signage showing directions to the parking lot.
- Mr. Steve Gould will be bringing in the grading plan for Phase 6 & 7 of East Woods of Patterson for review.
- There is a Farmers Market Study from Franklin County in conjunction with Cooperative Extension to do a very thorough analysis for the County on a Farmers Market and decide what it might be, how it might work, where it might go, how it will be funded, etc. There is a public meeting this Thursday night, April 6, 2017, at 7:00 p.m. at Wake Electric to get input from this area. There will be meeting scheduled for Franklinton and Louisburg.
- There is no new news on water allocations. Mr. Bryce Mendenhall has taken another position and that position is vacant at this time. Mayor Flowers has been attending the Utilities Advisory Committee. Commissioner Schriver is on that committee and has been meeting with Mayor Flowers to better understand Youngsville's needs.
- Mr. Don Belk has taken a position with the Department of Commerce, Rural Development Division, and will be leaving the Town of Youngsville. Mr. Andy Thomas will be taking his position.

We have an application for the vacant position on the Planning Board. Mr. Hank Lindwall, a resident of Patterson Woods has applied for the position. His application will be presented to the Board of Commissioners at their regularly scheduled meeting on April 13, 2017 for approval.

With no public comments and no further business, the meeting was adjourned at 6:50 p.m.