

**YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House, 115 W. Main Street  
August 1, 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 John Cyrus, Hank Lindwall, Janice Pearce, and Robert Martin, Mr. Bob Clark, Planning, Zoning, and Subdivision Administrator, Mr. Andy Thomas, Senior Planner, and Kathryn Tucker, Administrative Assistant. Absent was Vice Chairman Mark Hurt and Member Scott Anderson

Chairman Tharrington stated the first order of business is to approve the Minutes from the Planning Board meeting held on June 6, 2017.

**With no discussion, the following motion was made by Member Janice Pearce, seconded by Member John Cyrus and passed unanimously.**

**MOTION: APPROVE THE MINUTES OF THE JUNE 6, 2017 YOUNGSVILLE  
PLANNING BOARD MINUTES AS PRESENTED**

Next on the agenda is to Consider application #ZMA-170705 filed by Joe Farrell for LJ120, LLC to rezone a lot at 105 Southeast Railroad Street (PIN 1852-48-9125) from Residential Single Family (RS) to Main Street Business District (MSBD). Mr. Andy Thomas, Senior Planner made the following presentation.

**Comments:** The Board of Commissioners (BOC) set a public hearing in consideration of this application for 7:00 p.m. August 10, 2017. The Planning Board is requested to review the application; provide a recommendation and plan consistency statement for the BOC.

**Surrounding Land Uses and Zoning:**

Subject property: vacant, (RS)  
North – Office of Youngsville Realty,  
Main St., (MSBD)  
South – Residential, (RS)  
East – Residential, (MSBD)  
West – CSX RR, (RS)



Figure 1: Vicinity Zoning Map



The above aerial view (2013) shows the subject tract, a 15,733-square foot parcel, at 105 SE RR Street. The tract is vacant.

**Proposed Zoning:**

The applicant states the intention of the rezoning is for a parking lot to supplement the commercial property that is already owned on Main Street. The property is of a size that it could be used for any other permitted use in that district. All allowable uses should be considered in contemplating the rezoning. Given the location of the lot adjacent to existing downtown, the property fits with the downtown.

**Staff comments:**

The Planning Board may base its recommendation to approve or deny the rezoning based on number of factors, with particular attention as to the consistency of the proposed zoning to any adopted comprehensive plans or other plans and policies.

- Is potentially advantageous to increasing the town’s tax base, a goal identified in the town’s 2000-2010 adopted Land Use Plan.
- The Envision Youngsville report (2013) shows the property (p.39) as being immediately adjacent to the generally recognized East Main Street Business Area. Encompassing the applicant’s property in the MSBD district appears supportive of the Downtown Business/Economic Development goals (pages 9 and 12), namely:

- To draw businesses that will be viable and successful to Youngsville's Main Street.
- To promote the Main Street business district as a cultural and retail center for the Town of Youngsville.
- The need for more parking and a concern that a lack of parking and parking accessibility was preventing drivers from stopping in downtown.
- Whether used for parking or other business, there are buffers required to the adjacent residential property.
- The current MSBD boundary is present on two sides of the lot (E, and N).
- Extending the MSBD zoning does not constitute spot zoning.
- The planning staff supports this request as it is consistent with the adopted Land Use Plan and more particularly with the goals of the Envision Youngsville report. Moreover, the MSBD line would more accurately reflect the non-residential history and pattern of development for this and the nearby business properties.

Mr. Clark stated the last Main Street Business District rezoning request the Board considered was across the railroad tracks at the Anderson property where they rezoned from Commercial to Main Street Business District.

Chairman Tharrington asked for questions from the Board.

Member Martin asked, if approved, how would this change affect the homes around the area.

Mr. Thomas said the home immediately to the East will be used for Commercial, the homes to the West are across the RR Tracks, and there will be buffer requirements for the residences to the South.

Mr. Clark said a vacant lot is a natural buffer now. The ordinance has standards for buffering in parking lots between districts. It could be as much as 16' or as little as 10' with a combination of trees/bushes. One example of this requirements is when the Boondocks installed their buffering. Any plans would have to be site specific, showing setbacks, grading, lighting, etc.

**With no further discussion, the following motion was made by Member John Cyrus, seconded by Member Robert Martin and passed unanimously.**

**MOTION TO ACCEPT THE PLANNING STAFF REPORT AND RECOMMEND THE BOARD OF COMMISSIONERS APPROVE THE REQUESTED REZONING OF THE APPLICANT'S PROPERTY FROM RS TO MSBD BECAUSE: (1) THE ZONING MAP AMENDMENT IS A LOGICAL EXTENSION OF THE MSBD DISTRICT CONSISTENT WITH THE BUSINESS DEVELOPMENT PATTERNS ALONG THIS PORTION OF THE DOWNTOWN BUSINESS DISTRICT AND (2) CONSISTENT WITH THE GOALS OF THE LAND USE PLAN AND THE ENVISION YOUNGSVILLE REPORT.**

Mr. Clark stated the Public Hearing is scheduled for August 10, 2017 at 7:00 p.m. at the Youngsville Community House prior to the Board of Commissioners meeting.

Item #4 is Around the Town report by Staff

1. K-Flex expansion has been approved and they should be getting the Certificate of Occupancy soon. The expansion is approximately 500,000 sq. ft.
2. The site plan for Capitol Pumping to be located at 715 Bert Winston Road is very close to approval.
3. Park Place Commons, formerly known as Crabtree Electric, is building a six-unit flex building (6 store fronts) with two (2) rows of mini storage behind it. The property is located on Park Avenue just past Wheaton.
4. Main Street surveying has started. Notices were sent to property owners to expect the surveyors over the coming months. Among other things, the surveyors will establish where the right-of-way is located relative to the location of the building. We will have a walk through with the technical engineers and some of the folks involved in the early design to help minimize the impact as well as look forward to the improvements. There will be a meeting sometime early this fall.
5. Mr. Clark stated there are a couple of developers that are making inquiries about the 365 acres on US1A South past Patterson Woods.
6. Streets are now being built to standard.
7. Mr. Clark had a conversation with Mr. Steve Gould about the walking trail down the ravine located in the Holden Creek Subdivision.

Chairman Tharrington asked if there was any update on the Youngsville water/sewer issues. Mr. Clark stated he and Mr. Thomas had met with FCPU about the availability of utilities. FCPU is currently getting engineering work done with upgrade to the pump station and getting a handle on what they have. The county has recently adopted an ordinance that sets aside allocation on a first come, first serve basis with some priority given to the towns.

The next scheduled Planning Board Meeting is September 5, 2017. At this time, we have no application for consideration.

With no further comments from the Public and the Planning Board, Chairman Tharrington adjourned the meeting at 6:30 p.m.