

**YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House, 115 W. Main Street  
December 5, 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, Vice-Chairman Mark Hurt, Members John Cyrus, Hank Lindwall, Janice Pearce, Scott Anderson and Robert Martin, Mr. Andy Thomas, Senior Planner, and Kathryn Tucker, Administrative Assistant were also in attendance.

Chairman Tharrington stated there was some housekeeping that needed to be taken care of first and that is electing a Planning Board Chairman and Vice Chairman for year 2018.

**Vice Chairman Mark Hurt made a motion that Chairman Donnie Tharrington continue as Chairman for the year 2018. It was seconded by Member Janice Pearce and passed unanimously.**

**Member John Cyrus made a motion that Vice-Chairman Mark Hurt continue as Vice Chairman for the year 2018. It was seconded by Member Hank Lindwall and passed unanimously.**

Chairman Tharrington stated the next order of business is to approve the Minutes from the Planning Board meeting held on October 3, 2017.

**With no discussion, the following motion was made by Member Robert Martin, seconded by Member Hank Lindwall and passed unanimously.**

**MOTION: APPROVE THE MINUTES OF THE OCTOBER 3, 2017 YOUNGSVILLE PLANNING BOARD MINUTES AS PRESENTED**

Item #3 on the agenda is to Consider a Petition for Zoning Amendment made by DRCW Investments, LLC to rezone property located at North College Street and NC 96 Hwy West from Residential Single Family (RS) to Residential Single Multi-Family (RSM).

Mr. Andy Thomas, Senior Planner made the following presentation.

**Item:** Consider an application # ZMA-171121 filed by David Williams, Jr. for DRCW Investments, LLC to rezone property at the intersection of Park Avenue and College Street (Tax Parcel Numbers 024841, 024353, 024354, 024355) from Residential Single-Family (RS) to Residential Single-Multifamily (RSM). Attached is a copy of the completed application.

**Comments:** The Board of Commissioners (BOC) set a public hearing in consideration of this application for 7:00 p.m. December 14, 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:**

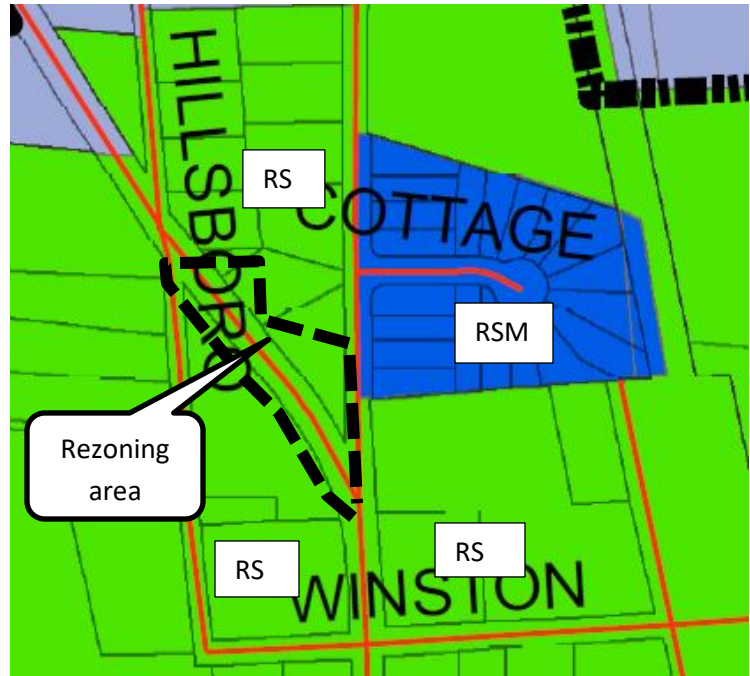
Subject property: vacant, (RS)

North – Residential, (RS)

South – Residential, (RS)

East – Residential, (RSM)

West – Residential, (RS)



The above aerial view (2013) shows the subject rezoning request, four parcels that combine for a total of 55,321 square feet parcel (1.27 acres) at the intersection of Park Avenue (US1A – NC96) and N. College Street. Three of the tracts are vacant. The northern most parcel contains a duplex (502 A&B Hillsboro St.).

**Proposed Zoning:**

The applicant states the intention of the rezoning is for the property to be in line with the uses across North College Street. The properties are 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.

**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 current RSM boundary is present on the east side of the properties.
- Extending the RSM zoning does not constitute spot zoning.
- The development of this property would constitute in-fill development.
- The NCDOT Average Daily Traffic Count for 2016 on N. College St. (US1A-NC 96) at W. Franklin St. is 10,000 trips per day. Design capacity of this road is 10,600. The ADT on N. College Street at Cottage Courts is 190 trips per day.
- RS and the RSM districts permit single-family dwellings. The RSM district also allows multi-family development. If the applicant chooses to develop the property as multi-family, a Special Use Permit would be required.
- The planning staff supports this request as a reasonable extension of the RSM district, which furthers the opportunity for infill development of either single-family or multifamily housing. It is consistent with the adopted Land Use Plan and more particularly with the goals of the Envision Youngsville report.

Mr. Lindwall asked if this would be considered spot zoning and if the recommendation of the staff was because the rezoning would be contiguous and a relatively small change. Mr. Thomas said that was correct

**With no further discussion, the following motion was made by Vice-Chairman Mark Hurt, seconded by Member Janice Pearce and passed unanimously.**

**MOTION: MOTION TO ACCEPT THE PLANNING STAFF REPORT AND RECOMMEND THE BOARD OF COMMISSIONERS APPROVE THE REQUESTED REZONING OF THE APPLICANT'S PROPERTY FROM RESIDENTIAL SINGLE FAMILY (RS) TO RESIDENTIAL SINGLE-MULTI FAMILY (RSM) BECAUSE: (1) THE ZONING MAP AMENDMENT IS A LOGICAL EXTENSION OF THE RSM DISTRICT CONSISTENT WITH THE DEVELOPMENT PATTERNS IN THIS AREA AND (2) CONSISTENT WITH THE GOALS OF THE LAND USE PLAN AND THE ENVISION YOUNGSVILLE REPORT**

Item #4 is to Adopt the Schedule of Planning Board Meetings for calendar year 2018.

Chairman Tharrington told the board that he would be out of town during the April and May 2018 scheduled Planning Board Meetings.

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

**MOTION: TO ADOPT THE PLANNING BOARD MEETINGS SCHEDULE FOR CALENDAR YEAR 2018 AS PRESENTED**

Item #5 Around the Town Report presented by Senior Planner Andy Thomas

1. Mr. Bob Clark, Planning & Zoning Administrator, Town Administrator Roe O'Donnell and I walked up and down Main Street with Kimley-Horn. They are the design firm that's been contracted to do the Main Street project. We walked from the Speedway to Cross + Main, went across the street and made our way back. We looked at every crack piece of sidewalk, utility box and pole and discussed how to treat this scenario. They're going to leave as much of the brickwork down as they can. Some of it will be removed for improvements. When they removed the bricks, they are going to save them and mix them in with the new bricks so it's not such a obvious change. The diamond designs will be retained. Yesterday they had their 25% complete drawings which basically the surveyor came out and took shots on everything within the ROW and 50' back. As we walked back one of the gentlemen from Kimley-Horn, the Landscape Architect on the project, at each opportunity along the way we discussed how the landscaping would be addressed. They're going to take back the comments and revise their drawings. There will be an Open House late January or early February. There will be more complete drawings showing what they plan to do and receive public input at that time. A lot of these old, cracked driveways along Main Street will be replaced.
2. On the development front, we are getting some interest from developers for the North and South sides of town.

3. The Preddy Property, Timberlake Preserve, has received utility allocation from Franklin County Public Utilities for fifty (50) lots. We will be meeting with them to finalize their plans.
4. Cottage Court homes have the first of two detached units going in. I encourage you to ride by and take a look at the project.

With no Public Comments and Planning Board Comments Chairman Tharrington adjourned the meeting at 6:20 p.m.