

**YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House, 115 W. Main Street  
September 25, 2018  
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, Janice Pearce, and Scott Anderson. Mr. Bob Clark, Planning, Zoning and Subdivision Administrator and Mr. Andy Thomas, Senior Planner were also in attendance. Vice-Chairman Mark Hurt and members Robert Martin and Hank Lindwall were not in attendance.

Chairman Tharrington stated the first order of business is to approve the Minutes from the Planning Board Meeting held on August 6, 2018

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

**MOTION: APPROVE THE MINUTES OF THE AUGUST 6, 2018 PLANNING BOARD MEETING AS PRESENTED**

The next item on the agenda is an update on the Comprehensive Plan by Richard Flowe, AICP, CFM.

Mr. Flowe gave the following presentation.

Earlier this year, your governing board elected to undertake a Comprehensive Plan initiative to begin to prepare for, and respond to, growth pressures that are going to be happening in this area. We've talked about this a little bit off and on for the past five years and this was the year they elected to move forward with that initiative. The plans that exist now are relatively basic plans, your zoning has been relatively basic and straightforward. But when you enter into a period of change, or pressure to change, it can come under fire pretty quick so I have a saying about that. There are three scenarios that a community can choose between. They either want to remain like they are, change something about the way they are, or they don't care. The first two require planning; they require the function of this board, staff, and the will of the elected officials to make decisions that will help lay the groundwork, not just for the local businesses, but the property owners, citizens, businesses, even people looking to invest here. There may be parts of the community you want to preserve and protect, and there may be parts you want to change or will be prepared to accommodate change. We all know what change looks like coming up US #1. You can't just ignore it and assume it will go by and not hit us, because that won't be the case. Our ordinances that we have now are relatively straightforward or what we will call fundamental or basic. I know Bob has been updating some to respond to some challenges lately and that can be difficult sometimes. Current planning, which is what Bob and Andy have to deal with, is kind of reacting to the pressures that are impacting the community at that point in its life

cycle. Quite often that's all a small department can do. It can't say we're not going to answer the phone today and work on the long-range plan because it takes more of a commitment than that. While I don't spend a lot of time on the day to day planning & zoning administration, I am working with the community, getting to know the people and what's going on. I also have been able to wiggle myself into the role where I focus on taking a long term look forward and bringing that down to the present and tie that down to the ordinance so that you've got a kind of fix there. Bob & Andy couldn't factor that into their day. So, I come in because I don't have the phone ringing, or the last crisis that has to be handled, because that's what drive a lot of what Bob & Andy have to deal with. They get phone calls, there's a project they're going to be following, whether it's a new subdivision, new project in town or something like that. I will be more involved with long range planning. My role is to come in and tackle the long-range piece, working under Bob because he is your planning director. So, I'm working as a temporary employee in your planning department along side these gentlemen to create the long-range device and do it quickly, efficiently, and effectively.

The last one is the most important. A plan is something that actually, if implemented or followed, leads to a level of measurable success. I've seen a lot of beautiful renderings of a lot of places, but if you really look at the details and look to see if it will actually work, or are there things in it that don't make sense to the business community, are there things that don't make sense to the utility companies, or homeowners. It has to be implementable, common sense stuff. We do it the hard way. We will be going through the plan first, bringing what we found and options that will work for you; real world stuff. Like it or not, local government is in charge of the real estate market of the town. I'm not suggesting we should be, but technically we are in control of supply. If property owners, homeowners, businesses, the environment, those that are doing business with local companies that are in the arena, if it works for the entire group, then it's a good plan. If there are losers in that entire group, then it's not a good plan. My role is for you to have an implementable, positive, solid plan that follows the goals set here in the community.

If the plan is structured where it works well for both interests, then we're ok. If a development can be done in a way that the expectations have not been raised at the point the developer gets started and then they find out they are not going to be able to meet the expectations they had when they bought the property, then they suddenly turn to staff and then the governing board because they want someone to make up for those expectations that are not being met. Zoning is notorious for salvaging expectations that are raised early on, but by the end of the day, cannot be met. The pressure is on for them to cut corners, figure out why the density they thought they were going to get is not going to work. So, we have to reset that equations so that their expectations are realistic in the beginning. Then it takes the pressure off the community. Set early, early expectations in a realistic way. Use our plans and ordinances together so that the parts of the town that do develop or change, do so in a way that is exactly what the town is trying to achieve. This is hard work, but it's common sense oriented. "Lead with the plan... Implement with the Zoning". Another misnomer for planning boards is when can we get out of the controversy and have fun with it? Believe it or not that is the approach we will be using through this process. I want to reinvigorate your role in here so that you are a little less of a permit, site plan, zoning change focus and more on vision ideas and what's next and lets look at some site plans. It's less regulatory and more fun stuff. The reason for that is if our plan and our

ordinance fit it becomes very logical. So, we build it in a way that expectations are realistic. I start writing the plan and I'll come up with how it's going to work and what I need to do with the ordinance to ensure that it works. So, I piece it together all as one exercise. You are going to witness some of this. I'll be bringing you samples all along the way.

I know this is a long introduction, but it's because we are about to get engaged. We are going to be walking you through a Comprehensive Land Use Plan which is going to deal with a lot of different aspects of the community. We also going to be working on replacing your current Zoning, Flood Damage Ordinances all those things with one Unified Development Ordinance that will consolidate to modernize it to make it compliant with the current trends that are happening. The reason I'm pointing at the same squad is that they are actually on very different paths, but they have a very common center point at the end. A lot of the values have a strong overlap and lead to this convergence that will be felt more in 5 or 10 years. It's not going to stay like it is for 5 or 10 years and then change but its going to work its way toward that but be very different from today in terms of what people choose, what people like and consider their boundaries. When we were younger we learned our community on foot and bicycle, getting out and playing in the neighborhood, being engaged in the environment we were raised in. We learned our little world at home first and then it started spreading to the surroundings, i.e., yard, farm, etc. Then it started having freer range. It started reaching into town and downtown and more neighborhoods. That's the way I started this project. I started out in the community talking to people, meeting with all the businesses. I want is to hear from the people, what's on their mind, what's their passion. The reason I start with the businesses is the businesses have two voices and two thoughts, one from them as a business owner and the other from their customers. It gives us a high-quality level of feedback in a very effective way so I go door to door and talk with all of them. It's a straightforward, simple thing. You're going to see the results at your next meeting. We're going to be presenting that to you because it's a gives us a very good idea of the present, future and priorities. It's a very concise way to approach dealing with it and its adjustable, it's not about how much money they make, it's about the community. What do you like about this community? What don't you like about this community? What is your wish for the future of this community? What is your greatest fear for this community? What do we tackle first? That lays out a very good picture on how your general public is thinking. Then we do some civic groups. We did your Kiwanis Club and Women's Club. Youngsville's population is approximately 1300.

In 1993 I gave this same presentation to Huntersville with a population of 2400. Youngsville is not quite in the position they were because they were way behind. They had a 10-fold increase in population in a seven (7) year period. They didn't go hunting for it, it just became a wave of growth.

I've introduced this process and a little bit about the value statement because I want you to remove yourself from regulatory thinking. This is about the true purpose of the Planning Board which is to envision and try to come up with better plans. That way everyone has the same plan. The plan will look at what you have already and identify opportunities that are being missed. We want to create value. Back to the survey we spoke of earlier, beside the name of the business, we asked, "Are you a resident of the town"? What we find is that more than half of the proprietors are not a resident. The reason we ask that question, is because, quite often, they

don't have a voice otherwise. They may have as much invested in their business as a typical homeowner has in their home, but they don't get a vote. We want them to feel included. That has paid off. Sometimes this approach is a goodwill measure. We have already visited with all the businesses in downtown that we are allowed to visit. So, we have had a pretty strong success rate.

Now I have brought you up to speed on how we got where we are tonight. I will show you some examples of where we are headed and how that happens. I'll get your feedback tonight and I want to talk about what our next steps are.

How does a plan actually help people make decisions? The roots of planning are informed decisions. What tends to happen now, is the phone may ring from time to time, a lot of times a lot of vetting has been done. People go online and get the information about communities. If an economic development individual were to look on a website they usually look for sites, utilities, franchise, analysis for potential locations. If you were to google your town, how long would you look for this information before you looked at another town? Not long. Four to five minutes is usually maximum a site consultant is going to use when they are trying to determine whether or not there is an opportunity in your area. So, we have to have readily available, common sense, easy to comprehend and repetitive information. So, when we write the plan, we're going to write it to be very much oriented toward search engines. When someone is looking at you we don't want them to just settle, we want them to get the good stuff. To get that we have to be identifiable, we have to hold their attention, we have to show them opportunity. That's why you will hear me talk about the plan as helping with identifying opportunity. We want the ordinance to protect those things that are near and dear to us so we make sure we get the right standards, specifications and other things met. I want to take just a moment to go over that last phrase...standards and specifications. You guys are very familiar with zoning and subdivision regulations. That is an old term, but under State laws that's what it's still called. If you stop and really think about it, they are standards and specifications. Very seldom in those ordinances does it say "thou shalt not". Usually it says here are the requirements, here are the minimum standards, here are the preventions, design criteria, etc. It's really standards and specifications, which are a fairly integral part of building or developing something.

I'm going to take you through a personal exercise. Anybody here ever thought about their dream home? Maybe you've already built one. If you had a copy of the Southern Building Code that told you all about the wiring, mechanical, air conditioning, plumbing, foundation, structural standards, and you took that document to a contractor and said we want you to build our dream house. I've brought you all these standards and specifications. What are they going to say to you? They are going to ask if you have a plan. You've got to have a plan to go with the standards and specifications. A town is not much different. But instead of electrical and plumbing, the standards and specifications for building a town are your zoning and subdivision ordinance. Its got the lot sizes, landscaping requirements, your street cross requirements, all these details in it. But what is your plan? A lot of towns are a little weak on the plan side in terms of the plan having enough creative and informative guidance. I'm not talking about made up stuff, but stuff that will work. A lot of towns are guilty of building their dream town just using the zoning ordinance which is the standards and specifications. Usually when that happens they say that didn't turn out quite how we had hoped. That's why we want prerequisites. We

want to make sure the planning department and staff is able to bring you recommendations based on this more comprehensive view of things so that you can make recommendations to the governing board or you can vote on approving site plans or whatever other roles you might carry in that UDO similar to what you do now. That's how this is going to unfold. We're going to be developing plans and standards and specifications. We are at the plan phase today.

How do we use natural areas as engines? Lots of times these are left off the plans so people tend to use property lines. But property lines are pretty much invisible unless you have smoothing else to go by like a fence or survey stakes. So physical edges are some of the principles of good planning. (presents chart comparing examples from other towns) We use our Plans to make decisions about when we move to the next stage of our utility expansion, whether the land use and zoning designations that go with those types of development need to change.

#### (Future Land Use Chart)

When we looked at the existing land use patterns, what we noticed was Youngsville has a significant amount of tax base for job opportunities. So economic development here is not a problem. Youngsville has a pretty strong base for jobs which will create its own demand because of what's referred to as conglomeration in the business center. What conglomeration means is grouping together of businesses. When we do our interviews, quite often we're asking a restaurant person what would they wish for in the future. You would be surprised at how many restaurant people say they want more restaurants. They will actually do better if there is grouping. Youngsville has an industrial conglomerate here in the area, predominately light industrial, low impact, that will attract other employers that see us as a labor pool here from which to draw on. There are plenty of areas for employment activities.

All neighborhood areas are going to get refined as we get further. We will be resolving a few issues, for example, we have some ETJ issues where we have ETJ that split some neighborhoods, ETJ that actually goes into Wake Forest, non-annexation boundary agreement areas (property term under State law), better designed utility service area. This is our starting point, where we will have the future land use that is going to be supplemented by the core area plan, which is our downtown area (charts shown).

Long ago the A&P grocery stores made the decision to vacate downtown stores. They were major trip generators in downtown areas. Trip generator means bringing people into the downtown areas so if one is in the grocery store then maybe someone with them could visit the local barber and get a haircut, bringing activity around the center of town. When the large stores closed, what was left looked like a big parking lot. When people look up your town on-line and drop down for a street view, it's not a pretty picture. If in talking with the owners of the store property we asked if we created an opportunity would you be interested, most would say yes (see charts). Our Zoning Ordinance, as it is now, does not present opportunities.

Chairman Tharrington said we are constrained by the County building all around us which brings more and more traffic into the downtown area along with all the truck traffic.

Mr. Flowe said they are looking at traffic. The town has strong occupancy rates, have reinvestment going into existing buildings, but there are a couple of other things that need to be

fixed in the Zoning Ordinance to help people succeed. Another thing that needs to be looked at is parking solutions and traffic. Truck traffic needs to be looked at separately. An example is the Town of Creedmoor. Hwy 56 zigzags through town much like Hwy 96 does through Youngsville. A proposal was made in 2012 for a Creedmoor Parkway that skirts around town proper and comes out at Hwy 96. This allows truck traffic to divert from downtown while still allowing easy access to car traffic.

DOT validated when cars exit off US1 that more people are going straight on Main Street than turning onto Hwy 96. We want to keep the car traffic and divert truck traffic. We will be showing you how to do that. Downtown is a critical component of the Youngsville community. We also have to deal with the railroad, come up with solutions and get that in front of DOT people and get them sold on it. Their priority is moving trucks and our priority is our community. We want to help them move trucks but not kill our community. In dealing with bureaucracy, never, ever ask a question that has the potential to get a wrong answer. These people base their decisions on what information they're given. If they don't have enough information, they're going to make a safe decision. What we will do is take to DOT what they need that fits what we need. We solve their problem while we're solving our own.

Tonight, I want to conclude by asking you about having a second meeting per month for approximately the next six (6) weeks. We can concentrate on this project and getting it done quicker. Then we can roll right into the Unified Development Ordinance (UDO) with a finish date by June 2019 and be ready for the next building season. The work sessions will last about 1½ hours.

Member Anderson asked if a quorum is necessary for these work sessions. Mr. Clark said it would be best if there was. Mr. Clark will have Planning Board Clerk poll the members of the Board and get back with him.

Chairman Tharrington said Item #4 on the agenda is to consider a Conditional Use Permit made by Amy Sossamon to conduct a mulch yard with outdoor sales at 2862 Cedar Creek Road.

Chairman Tharrington thanked Mr. Flowe for his presentation.

Mr. Andy Thomas, Senior Planner presented the following staff findings.

1. Amy Sossamon signed and filed a complete application with site specific plan exhibit on August 7, 2018 requesting a Conditional Use Permit for a mulch yard outdoor sales (PIN 1852-99-0009).
2. The property is owned by For C's Sons, LLC, PO. BOX 1528, Henderson, NC 27536.
3. The property consists of a single lot shaped like a "T" consisting of 2.92 acres. There is an existing small building. It has a driveway. The applicant intends to use the property as a storage yard for mulch sales.
4. The preliminary site plan illustrates the arrangement of the drives, building and where the mulch will be stored. It is noted that whatever employees that are on-site will park at the

adjacent residence. The property already has non-residential use with the bulk gas storage.

5. The subject property is located at 2862 Cedar Creek Road in the Commercial District (C) where retail businesses with outdoor sales are permitted as a conditional use per Sec. 308.1.2 (b).



Surrounding Zoning and Land Use:

East: C, Vacant Mobile Home  
West: C, Bulk Gas Storage  
South: C, Mini-Storage  
North: RA, Vacant Wooded

6. Andy Thomas met with the applicant on July 5, 2018, where the applicant indicated a desire to use the property improvements as is. There is an existing drive to the rear of the property. There is a building pad at the front of the lot that is intended to accommodate a future building. No special approval will be needed if a building is placed there in the future
7. If the application is favorably considered, the staff recommends the following conditions:  
-any additional lighting to be directed inward towards the site. No increase in lumens beyond the property line.

The Planning Board met on September 25, 2018 and voted unanimously to recommend approval subject to the interior lighting condition as suggested by Planning Staff.

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

**MOTION: TO MAKE A FAVORABLE RECOMMENDATION TO THE BOARD OF ADJUSTMENTS TO APPROVE A CONDITIONAL USE PERMIT APPLICATION MADE BY AMY SOSSAMON TO CONDUCT A MULCH YARD WITH OUTDOOR SALES AT 2862 CEDAR CREEK ROAD, YOUNGSVILLE, NC**

Chairman Tharrington stated Item #5 on the agenda is Approval of a final plat – East Woods of Patterson Phase 6. This development is a continuation of Black Swan Drive.

Mr. Thomas presented the following staff findings.

The Final Plat for East Woods at Patterson, Phase 6 prepared by Taylor Land Consultants, 1600 Olive Chapel Road #140, Apex, NC. The final plat has been reviewed by Franklin County Utilities, Youngsville Fire Department, and the planning staff.

The Final Plat reflects the section of East Woods at Patterson, Phase 6 of the preliminary plat that was approved by the Planning Board on June 21, 2016.

The subdivision layout includes three new streets: An extension of Black Swan Drive, Barn Swallow Court and Blue Finch Court. There is 3.58 acres of open space that will be maintained by the Homeowner's Association. There is a fifty-foot Neuse River riparian buffer along the western, northern and eastern sides of this phase. This is an area where there cannot be any buildings. There is a sewer easement and a greenway easement located within that buffer. The property owner has petitioned to be annexed into the Town of Youngsville. That action is scheduled for October 11, 2018.

The Planning Board may approve, approve conditionally, or deny a Final Plat.

1. Subject to the owner providing a surety guarantee at 125% of the estimated cost of incomplete improvements:
  - a. paved streets and side ditches meeting NCDOT and Town of Youngsville construction standards as shown on the approved construction plans. A letter is supposed to be forthcoming from the Engineer to certify this work.
  - b. water and sewer systems meeting standards acceptable to Franklin County utilities. A letter has been submitted from Franklin County Public Utilities stating that they accept the utility construction.
  - c. Sidewalks will be installed as the new homes are constructed.
  - d. Information is supposed to be forthcoming on the installation of street lights from Duke Progress Energy.
2. Submission of the Homeowner's Association documents prior to recordation.
3. Any technical corrections in compliance with the Subdivision Ordinance



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

**MOTION: TO RECOMMEND APPROVAL OF THE FINAL PLAT – EAST WOODS OF PATTERSON PHASE 6 A CONTINUATION OF BLACK SWAN DRIVE SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. Subject to the owner providing a surety guarantee at 125% of the estimated cost of incomplete improvements:**
  - a. paved streets and side ditches meeting NCDOT and Town of Youngsville construction standards as shown on the approved construction plans. A letter is supposed to be forthcoming from the Engineer to certify this work.**
  - b. water and sewer systems meeting standards acceptable to Franklin County utilities. A letter has been submitted from Franklin County Public Utilities stating that they accept the utility construction.**
  - c. Sidewalks will be installed as the new homes are constructed.**
  - d. Information is supposed to be forthcoming on the installation of street lights from Duke Progress Energy.**
- 2. Submission of the Homeowner’s Association documents prior to recordation.**
- 3. Any technical corrections in compliance with the Subdivision Ordinance**

There were no public comments.

There were no Planning Board comments.

The last item on the agenda is the Around the Town Report by the Planning Staff.

- The Holden property duplexes at the intersection of N. College Street and Hwy 96/US1A are coming along nicely and should have their CO’s by mid-October. They installed sidewalks around the perimeter of the property with the requirement from DOT that they move further back from Hwy 96/US1A. The developer has done a good job of retaining the vegetation on the property.
- Stephens Glen off Hicks Road is working on the final phase with 60 lots. The streets are in and they are moving along with the project.

With no further business, Chairman Tharrington adjourned the Planning Board meeting at 7:40 p.m.