

MINUTES

JUNE 7, 2010

PLANNING BOARD MEETING

Town Administrator Brenda Robbins called the Planning Board Meeting of the Town of Youngsville to order at 6:00 p.m.

In attendance were members Donnie Tharrington, John Cyrus, J. W. Weathers, Everette Pearce and Mike Hensley. Absent was Chairman Doug Jackson and member Jim Underwood. Also in attendance was Town/Zoning Administrator Brenda Robbins and Administrative Assistant Kathryn Tucker. After calling the meeting to order, Robbins stated the first item on the agenda was approval of the minutes from the March 1, 2010 Planning Board meeting

MOTION: TO APPROVE THE MINUTES OF THE MARCH 1, 2010 MEETING AS PRESENTED

The motion was made by Mr. Weathers, seconded by Mr. Pearce and passed unanimously.

The next item on the agenda was a request from Crowley, Crisp & Associates, Inc. for modifications to the master plan for Holden Creek Preserve Subdivision. Mr. Gould and Mr. Jeff Crisp were present to answer any questions. Mr. Gould stated originally the subdivision was going to have two price points, \$200,000 to \$250,000 with lot size of 8000 sq. ft. and \$300,000 and up with lot size of 10,000 sq. ft. Due to the economy the best way for them to get back into the market is to build in the low \$200,000 range which is where the demand is. With the smaller lots (8000 square feet) the subdivision will pick up 13 additional lots. The intent is to leave the design of roadway system the same and reduce the lot width for the larger lots from an average of 75 feet to 65 feet. By reducing the lot width the larger lot will essentially match the concept for the smaller lots. The intent is to create lots that will be more marketable in the new economic conditions. With no further questions, the following motion was made.

MOTION: TO APPROVE THE MODIFICATIONS TO THE MASTER PLAN FOR PHASE I OF HOLDEN CREEK PRESERVE SUBDIVISION FOR SMALLER LOT SIZE

The motion was made by Mr. Tharrington, seconded by Mr. Hensley, and passed unanimously.

With no discussion of other business the meeting was adjourned at 6:12 p.m.