

# MINUTES

**FEBRUARY 7, 2011**

## **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 was members Donnie Tharrington, John Cyrus, Everette Pearce, Mike Hensley and Jim Underwood. Absent were member J. W. Weathers and Bryan Batton. Also in attendance was 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 August 2, 2010 Planning Board meeting.

**MOTION: TO APPROVE THE MINUTES OF THE AUGUST 2, 2010 PLANNING BOARD MEETING AS PRESENTED**

The motion was made by John Cyrus, seconded by Mike Hensley and passed unanimously.

Robbins stated under new business there is a Petition for Zoning Amendment made by David Moss to rezone property (2 parcels) located on the north side of Winston Street and the east side of Railroad Street. There is a map included with the packet. There is a portion of the property that is inside the city limits. The portion of property that is outside the city limits is already zoned Mixed Use (MU). Mr. Moss has not arrived yet so we will move on the next item and come back to this petition later.

The next item under new business is that we need to elect a new Chairman because Doug Jackson has resigned from the board. Robbins stated that if the board would like to make a recommendation then it could be voted on tonight. All members are present except Mr. Weathers and Bryan Batton who was appointed to replace Mr. Jackson. The following motion was made.

**MOTION: A RECOMMENDATION WAS MADE TO NOMINATE MR. JAMES UNDERWOOD AS THE NEW CHAIRMAN OF THE YOUNGSVILLE PLANNING BOARD**

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

Upon Mr. Moss' arrival, Robbins recognized him asked if he had any further information he wanted to share with the Planning Board. Mr. Moss presented the board a brochure of the Villages of Apex which is the type development he has in mind for this property. This development consists of townhouses, school, single family homes, and retail. Mr. Moss stated that his property was significantly smaller than the Villages of Apex but with the help of a good

planner he would be able to accomplish the same kind of development. Robbins stated Mr. Moss' request is to rezone the portion of tract 2 that is inside the city limits and tract 3 from Residential Single Family (RS) to Mixed Use (MU). The Youngsville Zoning Ordinance states that Mixed Use (MU) is a combination of Commercial (C) and Light Industrial (LI). Once property is rezoned to MU, bear in mind, that anything commercial or light industrial can go on that property. Chairman Underwood asked Mr. Moss if he had considered keeping the property that fronts Winston Street Residential Single Family (RS). That would be zoned the same as the other property on Winston Street and could give him three (3) good size lots. Mr. Moss agreed that it would be something he would consider. Mr. Moss also stated that with the current economy the way it is, that it may be 10 to 15 years down the road before he starts to develop this property and he does not envision any type of industrial use of this property. Mr. Hensley asked if he does not have a plan yet why does he wanting to rezone at this time. Mr. Moss stated that he would like to get the property rezoned like he needs it so that when the real estate market improves then he would be in a position to hire a professional land planner to develop the property. There has been a push in recent years for smart growth and that is what he is trying to do.

Robbins stated if the Board feels the way Chairman Underwood described would Mr. Moss consider subdividing Tract 3 to take the portion that fronts Winston Street off the rezoning request and recombine the rest of Tract 3 with Tract 2 for rezoning before the Public Hearing scheduled for March 10, 2011 and before taking this request before the Board of Commissioners at their meeting scheduled for the same day. Mr. Moss agreed to do this.

Mr. Tharrington asked that in the event there was industrial or commercial development on the property would there be buffer requirements. Robbins stated that buffer requirements between residential and commercial property and/or light industrial property is covered in the Youngsville Zoning Ordinance.

Mr. Pearce asked for a definition of Townhomes. Mr. Moss stated that townhomes are attached single family dwellings where you would own the property under the townhome and a small portion of ground around the home. They generally have some common area and homeowners association fees for grounds maintenance.

Mr. Moss agreed to have the property resurveyed showing the property along Winston Street as Residential Single Family (RS) and the remaining property in Tract 3 included in the request to rezone to Mixed Use (MU).

**MOTION: TO MAKE A FAVORABLE RECOMMENDATION TO THE TOWN BOARD IN REGARDS TO MR. MOSS' REQUEST TO REZONE PROPERTY LOCATED ON THE NORTH SIDE OF WINSTON STREET AND THE EAST SIDE OF RAILROAD STREET FROM RESIDENTIAL SINGLE FAMILY (RS) TO MIXED USE (MU) CONTINGENT ON THE PROPERTY ALONG WINSTON STREET BE RESTRICTED TO RESIDENTIAL SINGLE FAMILY (RS).**

The motion was made by Mike Hensley, seconded by Donnie Tharrington and passed

unanimously.

Robbins stated that there will be a Planning Session conducted on March 8<sup>th</sup> at 7:00 p.m. at Town Hall to go over Town Ordinances, the Subdivision Ordinance, and the Zoning Ordinance. She said she would like for the Planning Board members to be on hand for that meeting. It will be a general discussion and no action will be taken. The public will be invited also. Mayor Hardwick stated that they are not going to make any large changes but will be selecting certain items to discuss and gather input from all board members and the public for possible changes and improvements. Robbins also stated that if any board member has an item that needs further information or research to let us know and we will do the research and bring it back to the members. In order to do any changes to the Zoning Ordinance or Subdivision Ordinances it must come before the Planning Board first for recommendation before the public hearing and presentation to the Town Board.

With no further business, Chairman Underwood adjourned the meeting at 6:25 p.m.