

MINUTES

JUNE 6, 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 Chairman Jim Underwood, members Donnie Tharrington, John Cyrus, Everette Pearce, Mike Hensley, 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 May 2, 2011 Planning Board meeting.

MOTION: TO APPROVE THE MINUTES OF THE MAY 2, 2011 PLANNING BOARD MEETING AS PRESENTED

The motion was made by Everette Pearce, seconded by J. W. Weathers and passed unanimously.

The next item on the agenda was a request for a Special Use Permit from Mr. Edward Kever for outdoor storage for trucks, equipment and materials for projects to be located on the property between Ferguson Enterprises, Inc. and Allpro Insulation on Wolfpack Lane. The name of the business is ITS. The property is zoned Mixed Use (MU), which is a combination of Commercial (C) and Light Industrial (LI). We don't know if he plans to build a building this point, only use for outdoor storage. Anything over 1000 square feet requires a Special Use Permit. The company headquarters is on Park Avenue in Youngsville, NC. Adjoining property owners will be notified of the public hearing scheduled for July 14, 2011 at the Board of Commissioners regularly scheduled meeting. Adjoining properties also have outside storage. One of Mr. Winston's requirements for purchase is that the new property owner petition for annexation.

MOTION: TO MAKE A FAVORABLE RECOMMENDATION TO THE BOARD OF COMMISSIONERS TO APPROVE THE SPECIAL USE PERMIT REQUEST MADE BY EDWARD KEEVER FOR OUTDOOR STORAGE ON PROPERTY LOCATED ON WOLFPACK LANE

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

In August we have 3 positions that come up for renewal, Mr. Underwood, Mr. Weathers, and Mr. Pearce. The three members agreed to serve for another term of three years.

The next scheduled Planning Board meeting is scheduled on July 4th. If we have business, do we want to scheduled it for July 5th or the following Monday, July 11th. The board members agreed on having the Planning Board meeting on July 5th if we have any business.

Mr. Mike Schriver would like to talk to the board about a future project for Youngsville.

Mr. Schriver lives at 734 Fleming Road and over the past winter was able to purchase the Baker property located on the corner of Winston Street and N. Cross Street. His reason for purchasing this property is to create a duplex environment for senior citizens and retirees who don't need larger properties, and needs to get closer to town and medical offices. Schriver explained he has a personal interest in that his mother and uncle that would benefit from this type community. There is nothing in this area that targets senior citizens needs. His intention is to maintain the property and landscaping all at one time. The residents living in this community will not have to maintain the outside of the property. There are no plan to sell this community, but he does is pay it off in the next 20 years and have this as residual income. Schriver has worked with a surveyor on a layout of the buildings. The lot sizes are 19,000 sq ft, 23,500 sq ft, 19,700 sq ft and 18,600 sq ft. There is a good place on the property to make a common area for the residents at a later date.

The first handout is a prototype of what the buildings will look like. Each unit would be approximately 1100 square feet each and some may be closer to 1300 square feet. There are many different architectural homes located in this area already. On the second page is a layout of the property of where the homes will be located. Mr. Schriver stated lots 3 & 4 would be facing Winston Street and 1 & 2 would face N. Cross Street. Robbins stated there is a possibility that lot 1 will have to face E. Franklin Street or Mr. Schriver could apply for a Variance to have it face N. Cross Street to meet the minimum 100 ft. width requirement. Robbins stated that what Mr. Schriver would need from this board is to rezone the property from Residential Single Family (RS) to Residential Single/Multi Family (RSM). Mr. Schriver stated he would like any input from the board.

Chairman Underwood asked Mr. Schriver if he had researched Marsh Street that adjoins the rear of the property. Robbins stated that Marsh Street is a town street, however, we get no Powell Bill money for this street. Some of the adjoining neighbors are maintaining small portions of the property. The town would never open this street again due to current traffic flow. If this property was abandoned, Mr. Schriver has been told that he would have to pay the additional tax for that property. The adjoining property owners are on fix incomes and do not want to have more income taxes to pay. Mr. Schriver understands that if the town abandons the property that he would be responsible for the legal fees. When the project is complete Mr. Schriver plans to put a small sign naming it Baker Crossing after the previous owners. If the board has any other questions, please call Mr. Schriver on the number he provided.

With no further business, Chairman Underwood adjourned at 6:30 p.m.