

MINUTES

April 7, 2014

PLANNING BOARD MEETING

Chairman Donnie Tharrington called the Planning Board Meeting of the Town of Youngsville to order at 6:00 p.m.

In attendance were Chairman Donnie Tharrington, member Scott Anderson, member Janice Pearce, and member John Cyrus. Also in attendance were Town Administrator Bill Tatum, Zoning Administrator Bob Clark, and Administrative Assistant Kathryn Tucker.

Chairman Tharrington stated the next order of business was to approve the minutes from the February 3, 2014 Planning Board meeting.

MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 3, 2014 PLANNING BOARD MEETING AS PRESENTED

The motion was made by Janice Pearce, seconded by John Cyrus and passed unanimously.

Item #3 on the agenda was to consider an amended Special Use Permit for Hampton Downs – Applicant Mr. Mark Hurt. Mr. Hurt was in attendance to present the request. Mr. Hurt stated they developed Hampton Village and built 226 units starting in 1999-2000 and annexed into the Town of Youngsville. We had promised the Town we would have a clean, safe area in Town that we would keep up and take care of and we have done that.

In 2002 we applied for a Special Use Permit to build a pretty extensive duplex community and when we purchased the property we had a contingency with the Town that we would not be obligated to buy unless all plans were approved by the Town of Youngsville. As they were built, they would annex them into the Town limits. In 2008 we put the project on hold due to the economy and at the recommendation of our financial institution. Now we have investors that are willing to come on board with the project so we are interested in moving forward to build 62 duplexes totaling 124 units. We have changed our layout due to the topographical survey. It was going to be much steeper than originally thought. From the upper street to the entrance of the apartments is approximately 20 feet. It will be much easier to develop with the roads being parallel. The plans have been reviewed by the town and we added the cut through road at their suggestion. As they come on line we would annex into the town. Our sewer permit is still in effect and we have done our erosion control plan on the site. The county has already allocated water and sewer for the site. The units will be for sale and rental units to be managed by Trademark who also manages Hampton Village. The medium price is close to \$200,000 for each duplex. Lots will be 70' x 100'. The units will have common parking areas in the front of the units. The town requires 4' sidewalks however; the town would like to see 5' sidewalks. In addition, every driveway will have a concrete back to public way that will keep residents from parking on the sidewalks. Mr. Clark states this layout exceeds the setback requirements that were in the original plans. Each unit will have individual garbage collection. On street parking will not be available.

Mr. Clark stated the recreation plans on the original plans were very good. Mr. Hurt stated on the original plans had the recreation site was a little lower on the plans. We were working with a landowner at the time and he changed his mind, however, it came up again and we have decided to dedicate 4 to 5 lots to recreation to be offered to the Town. Mr. Clark stated it would be up to the town to accept the property.

Chairman Tharrington asked about access. Mr. Hurt told him there would be two access roads on to Wolfpack Lane. There are no plans at this time to access Park Avenue. He also asked if curb and gutter would be sufficient to handle the runoff. Mr. Hurt said there was a retention pond that had been maintained that would handle the runoff.

Mr. Hurt stated there would be covenants and restrictions on this property. We recently implemented them in our complex in Nashville and they are working nicely. All the property will be maintained by the same company that maintains Hampton Village. It will not be optional for the property owner to maintain their own outdoor area.

Mr. Clark said we have worked through some changes and roads and sidewalks will be built to town/DOT standards. With regard to sidewalks, the town would like to see a connector sidewalk to Hampton Village Apartments to provide good pedestrian access. The town is in the process of applying for a grant for a bicycle/pedestrian plan and the town will be looking at pedestrian paths in high demand areas.

When the Town Board hears this case they will be hearing it as the Board of Adjustments. The hearing has been scheduled for April 17, 2014 at 7:00 p.m. at Town Hall. It will be to hear facts only, no opinions. The Planning Board recommendation goes along with any other facts so if there are any changes or modifications you would like to see implemented now is the time to state those facts.

MOTION: TO ACCEPT THE SPECIAL USE PERMIT REQUEST AS PROPOSED, MEETING EXISTING STANDARDS, AND WITH THE ADDITION OF POSSIBLE CONNECTOR SIDEWALK TO ONE SIDE OF WOLFPACK LANE.

The motion was made by Scott Anderson, seconded by Janice Pearce and passed unanimously.

Item #4 on the agenda is to consider an application for Rezoning from Residential Single Family (RS) to Commercial (C) at 207 S. Cross Street. Mr. Clark stated that Mr. Paul Adrian Popescu would like to put a restaurant on this property. It is located across the street from the Post Office. In your packet there is a property survey included for your information. There currently is a plumbing business located on this property. At one time this property was rezoned to commercial by Franklin County. At the request of the property owner the Town of Youngsville requested to have the property zoned back to residential. All the property surrounding this property is zoned Residential. This would be specific to this property. If this property is rezoned, Mr. Adrian has expressed an interest in putting in a restaurant and that would be done under different permits. Mr. Clark stated that in the board's consideration there should be some language of how this fits the long term plans for the town.

Chairman Tharrington asked Mr. Adrian if the existing structure would be maintained. He stated he would be using the same structure for the restaurant. Mr. Adrian stated that he had been doing some cleaning up in the area. He also stated that he is going to try to buy the adjoining property. Mr. Adrian stated that capacity would be 100 for the restaurant. Mr. Clark said it is a little bit of a tight sight and DOT will be looking at exactly how the driveway will work.

Member John Cyrus asked if there will be enough room for parking. Mr. Adrian spoke with Mr. Clark about parking and he will meet the requirements but it will be tight. Mr. Clark said there is a way to meet the requirements with the design of the parking area. Mr. Adrian said if he can purchase the adjoining property then his parking could go all the way to the pump station located at the intersection of S. Nassau Street and Hwy 96 E. Mr. Clark reminded Mr. Adrian if he did acquire the additional property he would have to come back to the board to have that property rezoned also.

MOTION: TO MAKE A FAVORABLE RECOMMENDATION TO THE BOARD OF COMMISSIONERS TO APPROVE THE REQUEST MADE BY PAUL ADRIAN POPESCU TO REZONE THE PROPERTY LOCATED AT 207 S. CROSS STREET FROM RESIDENTIAL SINGLE FAMILY (RS) TO COMMERCIAL (C)

The motion was made by John Cyrus, seconded by Scott Anderson and passed unanimously.

Item #5 on the agenda is the Town Report from Mr. Clark.

a. Review of 2014 Activity Report – Kathryn Tucker & Missy Dillard continue to keep this report updated and send out to board members on a monthly basis.

b. Michael Schriver’s 4 lot subdivision on N. Cross Street – In 2011 Mr. Schriver purchased the property at Winston, Franklin, and Cross Streets and had it rezoned to build duplexes. He found out when surveying the property he was only able to build three duplexes and one single family home instead of four duplexes. He is exploring his options at this time. He is planning to start building on lot 1 which will front on Franklin Street. Mr. Clark said when the plans come in he will share them with the board.

c. Youngsville Bicycle/Pedestrian Planning Grant Application – waiting for DOT to give us word on the application. If approved, sometime in the late fall the planning process will begin and will take about a year to complete.

d. US 1 Planning Council & Youngsville’s role in development review – The Town entered into an agreement with the City of Raleigh, Franklin County, Wake Forest, and Wake County for a larger planning board to deal with the future planning of the US 1 Corridor. The Planning Committee has asked to see the plans for any significant future planning within approximately 1000 feet of US 1. They would like to have some input in the decision.

e. Atlantic Packaging expansion – Weathers St. (US 1 Corridor) – This expansion would be affected by the US 1 Corridor Plan. The owners of the project were very cooperative in trying to meet these requirements and the Planning Council has recommended a concept layout for this future expansion.

Item #6 – Planning Board Member comments.

Mr. Scott Anderson asked if the Church of God on N. Nassau Street is meeting the requirement to have their new parking lot 5' from the property line. Mr. Clark said they do meet the requirements and the Boondocks building are also meeting the buffering requirements.

Item #7 – Public Comment. No comments were made.

With no further business, the meeting was adjourned at 7:30 p.m.