

MINUTES

August 4, 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. Member George Dillard arrived at 7:00 p.m. Also in attendance were Zoning Administrator Bob Clark, and Administrative Assistant Kathryn Tucker.

Chairman Tharrington stated the next order of business was to approve the minutes from the April 7, 2014 Planning Board meeting.

MOTION: TO APPROVE THE MINUTES OF THE APRIL 7, 2014 PLANNING BOARD MEETING AS PRESENTED

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

Item #3 on the agenda is to consider a Rezoning Application submitted by Marcus Hurt for Hampton Downs of Youngsville, LLC and Hurt Investments, LLC. Mr. Hurt was not in attendance; however, Mr. Clark presented his case. Hampton Downs of Youngsville, LLC and Hurt Investments, LLC have permits to construct a new duplex community adjacent to Hampton Village Apartments off Wolfpack Lane on approximately 17 acres of land. Item #7 on the application states that the request to rezone to RSM would be friendlier to financing for the residential development. This came about when his son was in the process of getting a loan for the single family house next to Hampton Village. Some of the banks are getting stricter about zoning districts. His loan request was denied due to zoning. Mr. Clark stated he had asked the apartment investors if they were interested in rezoning and they are not at this time. Mr. Hurt felt the request to rezone to RSM is consistent with what is already there. There has been other interest in larger tracts of land for apartments in our Mixed Use district. Mr. Clark indicated that this is a large enough area to not be considered spot zoning. The public hearing has been scheduled for August 14, 2014. Tucker stated the Notice of Public Hearing has been sent to adjoining property owners and the newspapers have been notified to run a Public Hearing ad.

MOTION: TO MAKE A FAVORABLE RECOMMENDATION TO APPROVE THE REQUEST AS PRESENTED WITH A CONSISTENCY STATEMENT AND BOUNDARY DESCRIPTION

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

The next item on the agenda is the around the town report by Mr. Clark.

a. PSNC Energy Natural Gas Pipeline. On the information provided there was a public meeting at Hill Ridge Farms and the proposed natural gas pipeline through the Youngsville district.

PSNC Energy wants to connect their pipeline. There are a couple of proposed routes through our area (see map). The corridor is approximately ¼ mile wide. At this time, the proposed routes are through open land or in the right of way of a highway or railroad. This route could be important to the town because you have the service side of people wanting natural gas and commercial use. This would be an underground pipe similar to the ones already in place. In that corridor they are looking for easements of approximately 30'. The only thing above ground would be a booster station and there is only one planned for our area. Mr. Edwards asked what the span between booster stations is. Mr. Clark said it is approximately 2 miles between stations. There would be chain link fencing and lighting around the booster station. The rest is cleared paths, open area, no trees and would be exclusive for that use. Mr. Clark asked if we could use some of these paths for greenways. He was told that it was possible for that use. It is extremely rare for there to be any problems but there is no 100% guarantee that there will never be any problems. There was substantial turnout for the public meeting. Mr. Edwards asked if there is an upside for our community. Mr. Clark stated that there were three things. One the trail/greenway, the next is the industrial/commercial area that would have access to use, and the residential use for gas. Hopefully these maps will be posted on line. It will be approximately 6 months to 1 year before they finish the permitting process. It is a funded project. It will probably 3 to 5 years out before we start to see anything about the project. Mr. Edwards indicated he would like to know when the next meeting is scheduled.

Bicycle Pedestrian Plan Application. The town was awarded the grant and the grant agreement will be taken before the Town Commissioners. The agreement sets a two year window. One of the first things that need to be done is for there to be a Bicycle Pedestrian Planning Committee. The Planning Board may need to be involved in this process. Total project is \$30,000, \$27,000 from the grant and \$3,000 from the Town.

There are no new applications at this point, however, there has been a lot of inquires. The residential side is beginning to have more activity. On the commercial side, some of the downtown spaces are beginning to fill up. There has been someone looking at purchasing the Variety Pic Up. The property behind and beside the ABC Store has had some activity. It is zoned commercial and is surrounded by residential so buffering will be implemented. These plans will be at staff level but the board will be kept informed of any activity. East Woods and Patterson Woods have a new builder. Wilson Parker Homes has 12 septic only permits so far and will begin building soon. DOT has approved a new intersection connecting Patterson Woods to East Woods of Patterson further down Youngsville Blvd. There will not be a stop light but DOT is requiring turn lanes similar to the first entrance to these subdivisions. The speed limit has also been reduced in that area. Anderson Park has a couple of new homes. Ballantyne subdivision is almost built out. There is only one lot not finished and that lot has been sold and will be completed.

Member George Dillard arrived at 7:00 p.m. He shared with the board his new business that supplies animal feed. He has a grand opening scheduled for September 23, 2014. Mr. Dillard indicated he has talked to the adjoining property owner about getting an easement for truck delivery from Railroad Street to take large trucks and trailers off of Main Street.

Mr. Dillard asked how the proposed new businesses at the Variety Pick Up and property behind the ABC Store will affect traffic in that area. Mr. Clark said there was enough area to meet what is being proposed. It is an area that will need to be closely monitored. All inquiries were informed of the proposed round-a-bout. DOT will have final approval of any driveway permits.

Mr. Clark asked the board to look at rescheduling the next Planning Board meeting due to it falling on the Labor Day holiday. The Board agreed to have the meeting on Tuesday, September 2, 2014.

With no further business Chairman Tharrington adjourned the Planning Board meeting at 7:30 p.m.