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MINUTES

JANUARY 9, 2014

PUBLIC HEARING YOUNGSVILLE COMMUNITY HOUSE

PROPOSED TEXT AMENDMENTS – ZONING ORDINANCE

Mayor Fonzie Flowers called the Hearing to order at 7:00p.m. In attendance were Commissioners Terry Hedlund, Joseph Johnson, Larry Wiggins, Catherine Redd and Graham Stallings. Also in attendance were Town Administrator Bill Tatum, Town Clerk / Tax Collector Emily Hurd, Administrative Assistant Kathryn Tucker, Police Chief Daren Kirts, Police Assistant Melissa Dillard, Attorney Joseph Olivieri, Parks and Recreation Director Pete Gibson, Zoning Administrator Bob Clark, and Maintenance Supervisor Sheldon Patterson. Representatives from the Franklin Times and the Wake Weekly were present. The purpose was to hear comments from the public concerning the proposed text amendments to the Zoning Ordinance.

Clark explained that we would be considering two text amendments to the Zoning Ordinance. The first change, proposed by staff and the Planning Board, concerned the setback requirements for parking lots in Commercial and Industrial (Mixed Use) districts. Clark stated that the current setback was 30 feet to the right of way of the property line. He stated that this was a request for consideration by a local business that is in the process of doing some development. The Planning Board did recommend this amendment. This amendment allows two provisions. The first is a reduction to 15 foot setback and second, to allow for averaging with neighboring parking lots (using the same setbacks as the neighboring businesses). Clark stated that this would be consistent with current setback standards for other areas. He stated that the Planning Board and staff looked at a number of other businesses and found that there would be ample space for buffering and separation from the street and sidewalk area.

Clark stated that the second proposed text amendment concerned the rural areas around town, towards Wake Forest, that are a part of our ETJ. He explained that a resident from Steven Taylor Road came in with an issue concerning putting a mobile home back where one had been previously located. He explained that the lot had been vacant for a number of years. Clark stated that the well and septic were still located on the property and were still usable. He stated that this area already has a fair number of mobile homes. Clark stated that the Ordinance, as it reads now, would not let a replacement be installed after six months. He stated that staff drafted a revision, recommended the Planning Board, which allows a longer term under certain conditions. This will apply to all areas where there are existing mobile homes and not just this one particular lot. Clark wanted to make sure that everyone was aware that we were not rezoning properties. Clark read the proposed changes to the Board. He stated that the Board would be able to discuss and

vote to accept or deny these text amendments during the regular Agenda. Attorney Olivieri wanted to clarify that after the Public Comment period, there was a section under Old Business to discuss this and the Board can make their decision tonight or elect to table it for further discussion or review.

Edward Smith, Steven Taylor Road, was the property owner that originally came to the Town to request being allowed to place a mobile home on his property. He explained that he had a daughter that lived in a mobile home on that lot six years ago. Mr. Smith stated that he has running electricity and water going to the lot which has been vacant for six years. He stated that he figured another one of his children would move back in at a later point in time so he kept the utilities intact. He stated that this was not an option under the current Ordinance and he would appreciate the Board's consideration of this tonight. He would like to know one way or the other as he has been working on this since August. Mr. Smith stated that he appreciated any help on this situation.

The Hearing was closed at 7:09 p.m.