

# MINUTES

October 6, 2014

## PLANNING BOARD MEETING

Mr. Don Belk, N\*Focus Planning, called the Planning Board Meeting of the Town of Youngsville to order at 6:15 p.m.

In attendance were members Janice Pearce, John Cyrus, George Dillard and Mark Hurt. Absent were Chairman Donnie Tharrington, members Scott Anderson and Ronald Edwards, and Mr. Bob Clark, Zoning Administrator. Also in attendance were Mr. Don Belk, N\*Focus Planning and Administrative Assistant Kathryn Tucker.

Mr. Don Belk, N\*Focus Planning introduced himself to the planning board. Belk stated he is with the N\*Focus Planning Group and a colleague of Bob Clark's. He has been in Youngsville many times over the past few months and will be sharing some of the planning responsibility with Mr. Clark.

Mr. Belk stated the first order of business was to appoint a Vice-Chairman of the Planning Board. After a brief discussion the following motion was made.

### **MOTION: TO APPOINT MR. MARK HURT TO THE POSITION OF VICE-CHAIRMAN OF THE PLANNING BOARD**

The motion was made by John Cyrus, seconded by George Dillard and passed unanimously.

Vice-Chairman Hurt stated the next order of business was to approve the minutes from the August 4, 2014 Planning Board meeting.

### **MOTION: TO APPROVE THE MINUTES OF THE AUGUST 4, 2014 PLANNING BOARD MEETING AS PRESENTED**

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

Mr. Belk stated the next item is the PSNC Energy Pipeline Route Selection. The town has received a letter stating the selected route through the Youngsville area. The next step will be for the company to begin to exactly define, within a 400 ft wide corridor, the area where the pipe will be going. They will be meeting with individual property owners to obtain easements. Some of the things we are interested in is how the placement of that corridor could fit in with future development in that area to see if there may be opportunities to combine that easement with other projects such as sidewalks or bicycle paths and the by-pass. There is a conference call scheduled with DOT (Steve Winstead) and town planners on Thursday Oct. 9, 2014 and they will bring up how the by-pass may fit into the plans. Mr. Belk stated they will try to get more detail on the time table as they acquire easements, etc.

The next item for discussion is the proposed Round-a-bout at Five Points. Members view a brief video from CAMPO. This is a you tube video and is available for viewing at any time. DOT will monitor any future development in order to comply with the proposed round-a-bout. The town will be working with DOT on funding for this project. Mr. Clark and Mr. Belk are going to see if we can get some assistance from DOT to flag off the area of the proposed round-a-bout. This will help residents and business owners to visualize what size and where it will be located. The Northeast Area Study identifies Youngsville hot spots for future development. This study is also available online. Mr. Belk will provide a link to the video on the round-a-bout and the Northeast Area Study.

Next on the agenda is the Around the Town Report.

a. There is a subdivision in Wake Forest off Gilcrest Farms road that crosses the county line and comes into Franklin County. Since Wake Forest will be providing services to this subdivision and will be annexed into Wake Forest, the Youngsville ETJ line will need to be adjusted. Mr. Dillard asked if this area is in Franklin County, how Wake Forest can annex it. Mr. Belk said that Wake Forest will be providing water/sewer, police, etc. As far as county services, i.e., rescue, fire, sheriff, there will be an agreement between Wake Forest and the County. Mr. Dillard wanted to know if county tax revenue would be split and shared. There are other areas that are located in Franklin County but are annexed into Wake Forest. Mr. Dillard asked if a new business was researching coming to the Youngsville area and looked at the county website, how were they to know what jurisdiction is came under? Tucker said if someone calls Franklin County and the area they were interested in fell under Youngsville zoning, they would refer that customer to the Youngsville Planning Office. Tucker added we have a very good working relationship with the Franklin County Planning Office and share information.

b. Holden Meadows subdivision was approved a number of years ago and was tabled during the recent recession. That area has now been brought back to the table and is in the review process for Phase I of about 55 to 60 lots to be developed. They are in the process of getting a utility agreement with Franklin County Public Utilities and then they will be coming to us for approval/permitting. This subdivision is slated to be annexed as it is being built. We will keep you updated as the information comes available.

c. Prospective Park Avenue Apartments. There has been an inquiry about building a 64 unit apartment complex on some property located on Park Avenue. Attached in your packet is a diagram of the proposed layout and potential floor plans. The property is currently zoned Mixed Use (MU) and would require a Special Use Permit for multi-family housing.

The town was fortunate to receive a grant to do a Bicycle Pedestrian Plan basically showing sidewalks, greenways, pedestrian paths, bike routes, etc. There is a steering committee that will be put together and the town will be hiring a consultant that specializes in these kinds of plans. You will be hearing more about this beginning next year.

With no further business Vice-Chairman Hurt adjourned the Planning Board meeting at 7:15 p.m.