

**YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House, 115 W. Main Street  
February 6, 2018  
6:00 P.M.**

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

In attendance was Chairman Donnie Tharrington, Vice-Chairman Mark Hurt, Members John Cyrus, Hank Lindwall, Janice Pearce, Scott Anderson and Robert Martin, Mr. Bob Clark Planning and Zoning Administrator, Mr. Andy Thomas, Senior Planner, and Kathryn Tucker, Administrative Assistant were also in attendance.

Chairman Tharrington stated the first order of business is to approve the Minutes from the Planning Board meeting held on December 5, 2017.

**With no discussion, the following motion was made by Vice-Chairman Mark Hurt, seconded by Member Robert Martin and passed unanimously.**

**MOTION: APPROVE THE MINUTES OF THE DECEMBER 5, 2017 YOUNGSVILLE PLANNING BOARD MINUTES AS PRESENTED**

Item #3 on the agenda is to consider a Special Use Permit Application made by DRCW Investments, LLC to construct three (3) 1700 SQFT Duplex buildings, a total of six (6) units at 850 SQFT each on property located at North College Street and Hwy 96 West.

Mr. Andy Thomas, Senior Planner, presented the following report.

The applicant, David Williams (on behalf of DRWC Investments, LLC) is requesting a Special Use Permit to build three (3) duplex buildings (six (6) units) on a tract that contains an existing duplex (two (2) units). See Exhibit A which is the amended application dated 1/18/2017 with Site Plan.

The applicant conferred with the Town of Youngsville Planning and Zoning Administrator prior to submission of the application. The applicant presented several designs to the Planning Staff. The concern was to minimize the impact of driveways on Park Avenue.

Comments from the Planning Staff are:

1. No Technical Review Committee review has been commenced at this time as this is a sketch design for approval. If the Special Use Permit is approved, then the applicant will prepare a detailed construction plan for review.
2. The planning staff recommends that a sidewalk be installed along N. College Street.
3. Planning staff recommend approval subject to the addition of the sidewalk.

The site is surrounded by residential uses. The property is opposite to an existing duplex development to the east.

Chairman Tharrington asked for questions from the Board. Member Hank Lindwall asked if there had been any feedback from any of the neighbors.

Mr. Thomas said the Planning Board only makes a recommendation and the Public Hearing will be scheduled before the Board of Adjustments. That's when the letters and signs will go out.

Mr. Clark added prior to this, the property was rezoned and given the range of uses authorized for this area, there was no public input at that time. The only concerns mentioned was to limit access to Hwy 96. Their proposal shows using an existing driveway as a shared driveway with the new duplex sitting perpendicular to the existing duplex. All other driveways will be on N. College Street. Therefore, no additional accesses will be put in on Hwy 96.

Mr. Thomas said this request meets the density requirements and any setbacks. Mr. Clark added that this is a wooded lot and any requirements to retain/plant at least one tree for any 3500 square feet of lot area can be easily met.

Vice-Chairman Hurt asked if sidewalks would be required on N. College Street only. Mr. Clark said in our Subdivision Ordinance there are designated places for sidewalk areas. This particular section stops at Winston Street. Because of the existing development we have a good potential to add a crosswalk at Cottage Court for future connectivity. There are also sidewalks being added at the single-family homes being constructed at Cottage Court.

Member Lindwall asked if there was anything unusual about the water connections. Mr. Clark said there is a water main and services available. It would be the developer's responsibility to get with Franklin County about water taps and fees.

**With no further discussion, the following motion was made by Vice-Chairman Mark Hurt, seconded by Member John Cyrus and passed unanimously.**

**MOTION: TO MAKE A FAVORBLE RECOMMENDATION TO THE BOARD OF ADJUSTMENTS TO APPROVE THE SPECIAL USE PERMIT APPLICATION MADE BY DRCW INVESTMENTS, LLC TO CONSTRUCT THREE (3) 1700 SQFT DUPLEX BUILDINGS, A TOTAL OF SIX (6) UNITS AT 850 SQFT EACH ON PROPERTY LOCATED AT NORTH COLLEGE STREET AND HWY 96 WEST, WITH THE CONDITION OF ADDING A SIDEWALK ON THE COLLEGE STREET SIDE OF THE PROPERTY**

Mr. Clark requested the Planning Board make a motion to add the following action to the agenda as item #4.

Final Plats for new Phase 3 & 4 of Holden Creek Preserve

Mr. Thomas referred to the preliminary plat of Holden Creek Preserve that has been previously approved by the Planning Board. The developer, Mr. Steve Gould, wants to phase Holden Creek Preserve differently. He will be submitting a preliminary plat for you to consider the rephrasing of this project. In the short term, he is requesting to relabeled two of these sections to Phase 2 and Phase 3. These are 20 lots that he would like to plat right away. Most of the improvements are in place. On Club Center Drive all the improvements are in place and on Porter Hill Drive most improvements are in place. The two stub-outs on Richards Cliff Drive are not in place. In the short term, Mr. Gould would like to get this map approved so they can proceed with building on these sites. The Planning Staff recommends approval with the following conditions.

1. Subject to concurrence of Franklin County Public Utilities.
2. Bond be posted for required improvements not installed.
3. Bring back a Phasing Plan for approval and address connectivity of open spaces to sidewalks.
4. Minor technical adjustments.
5. No more final plats that don't match phases of an approved Preliminary Plat without revising the preliminary plat first.

Mr. Thomas stated he knew these were a lot of stipulations, however in the spirit of cooperation we want to try to move things along trying to help position the developer to be able to progress.

Mr. Clark stated that in 2007 a plan for Holden Creek Preserve was approved for 311 homes. There were going to be a total of 6 or 8 total phases to get the total of 311 homes. What has been built so far is all in Phase 1. Phase 1 was labeled Phase 1A, 2B and 2C adding up to 150 lots. These two pieces presented tonight surround the pool. This is the only sub-section that is being served by gravity sewer. They can't do any more until they get a pump station in place. Franklin County Public Utilities has a good policy that says you need to match your mapping, phasing, construction plans to the water/sewer allocations. Franklin County Public Utilities says if the town is ok with these two Phases then they would be ok with them. These 20 lots would close in most of the gap. With that said, things change over time. The market has improved and they are running out of lots. They've got both of these streets mostly complete except for the two stub-outs and they will bond those. Steve Gould is the developer and he has typically been double bonding when something is left out. We are currently holding a bond of \$58,000 and that will be reassigned to this phase. If the board is agreeable with these conditions, we will hold off signing the final plat for recording until the bonds are in place. If they miss this window due to the current weather they won't be able to do anything for the next 3 to 4 months.

**With no further discussion, the following motion was made by Vice-Chairman Mark Hurt, seconded by Member John Cyrus and passed unanimously.**

**MOTION: TO RECOMMEND APPROVAL OF THE FINAL PLATS FOR PHASE 3 AND PHASE 4 OF HOLDEN CREEK PRESERVE WITH THE FOLLOWING CONDITIONS:**

- 1. Subject to concurrence of Franklin County Public Utilities.**
- 2. Bond be posted for required improvements not installed.**
- 3. Bring back a Phasing Plan for approval and address connectivity of open spaces to sidewalks.**
- 4. Minor technical adjustments.**
- 5. No more final plats that don't match phases of an approved Preliminary Plat without revising the preliminary plat first.**

The next item on the agenda is the Around the Town Report by staff.

1. Steve Gould and his partner have petitioned for annexation on Holden Creek Preserve, Section 2.
2. Had a call from O'Rielly Auto Parts. They are looking into going into the Youngsville Crossing Shopping Center in the outparcel behind CVS Pharmacy.
3. Signed off on a zoning permit for Atlantic Packaging expansion. Mr. Clark said we are participants of the US1 Corridor Capital Boulevard planning area and anything within 1000 ft of US 1 has to go before the planning board for the region and get feedback. We got that in 2014 with an update in 2015. This is to protect US 1 for frontage and backage roads for when they ever do something on Capital Blvd. It is getting closer. They are getting in position now for the final plans on the Wake County side of US1 up to Harris Road. They will be looking toward improvements on US 1 as they move toward us. We're trying to get with developers early to see how we can make all this fit.
4. There is a landscaping company that is presenting a site plan to locate on Bert Winston Road next to Capital Plumbing.
5. Youngsville Flex Buildings (where Franklin County Public Utilities is locted) are now planning to finish the second strip building that will front Park Avenue. Now that the economy is better, they are planning to finish the second strip building.
6. In March, the Pump Station will be ready for contracting. This will allow Phase I (50 lots) of the Preddy Property located at S. Cross Street, Tom Williams Road, and Hwy 96 E to begin work. This project has been held up for 2 years due to capacity of the Pump Station. You may see some tree removal beginning soon.

Chairman Tharrington asked if there were any plans for paving of Tom Williams Road.

Mr. Roe O'Donnell, Town Administrator, is getting an assessment of all the town streets. Tom Williams Road has been put on the priority list and will go into the budget session this spring to determine where it will fall on that list.

Mr. Clark said we had a Public Forum on the Main Street Project and had a lot of good comments and feedback. The next phase will be 75% complete. We have started meeting with individual property owners getting their input/concerns. Member Pearce asked if there had been any pushback from property owners. Mr. Clark said the main concerns they are hearing is how much time is it going to take and what are they planning to do with the traffic during

construction. Mr. Thomas said the plan will be better due to the input from citizens during the Public Forum.

With no comments from the Public or Planning Board members, Chairman Tharrington adjourned the Planning Board meeting at 6:50 p.m.