

**YOUNGSVILLE
PLANNING BOARD MEETING
Youngsville Community House, 115 W. Main Street
March 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, 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. Vice-Chairman Mark Hurt was not in attendance.

Chairman Tharrington stated the first order of business is to approve the Minutes from the Planning Board meeting held on February 6, 2018.

With no discussion, the following motion was made by Member Scott Anderson, seconded by Member Janice Pearce and passed unanimously.

MOTION: APPROVE THE MINUTES OF THE FEBRUARY 6, 2018 YOUNGSVILLE PLANNING BOARD MINUTES AS PRESENTED

Item #3 on the agenda is to Review/Approve Holden Creek Preserve Plat and Phasing.

Mr. Andy Thomas, Senior Planner, presented the following report. The developer, Steve Gould, originally got 311 lots approved and he had it in three phases and now it is being broken down into smaller phases. This action is to approve the phasing of the project. He has gone as far as he can go with the gravity feed sewer, so the rest of the project will have to rely on a pump station which will be down in Phase 5. The street pattern has remained the same. There have been some changes in the open spaces. Franklin County Public Utilities will no longer accept a partial phase so they are making the developer go back and get it approved so that he can dedicate whole phases at a time in the future. This action is to approve the project being phased differently than the original plat.

With no discussion, the following motion was made by Member Scott Anderson, seconded by Member Hank Lindwall and passed unanimously.

MOTION: TO APPROVE THE AMENDED PRELIMINARY PLAT FOR HOLDEN CREEK PRESERVE

Item #4 on agenda is Meadow Park Villas, an 80-unit Senior Housing Complex.

Mr. Thomas said the developer has asked this action be continued to the April Planning Board due to an access issue. He would like to get access issue resolved before it is brought back to the Planning Board.

Chairman Tharrington said that in the material provided to the Planning Board, the Fire Department had some concerns relative to chemicals stored in an adjoining property. Have they looked at this and given their ok on the proximity? Mr. Thomas said they are still discussing the project with the developer. The adjoining facility has never had a fire or spill.

Member Scott Anderson asked if it is already scheduled for the April board meeting and Mr. Thomas said that it is on the schedule. Mr. Anderson also asked if there would be clarity as far as the Fire Departments concerns and if someone would be present to answer questions. Mr. Thomas said there would be a representative from the Fire Department present to answer any questions.

Chairman Tharrington said the Review of Meadow Park Villas, 80-unit Senior Housing would be continued until the April 3, 2018 Planning Board Meeting.

Item #5 Public Comments. There were no comments from the Public.

Item #6 Planning Board Comments.

Member Hank Lindwall said at the last meeting it was mentioned that we would be revisiting the vision for Youngsville and we would be getting funding and would be taking part in perhaps drafting or long-term planning. Mr. Thomas said they would be working on the Long-Term Planning and the Planning Board would be a part of that and the project would be getting started soon, possibly this week, weather permitting.

With no further comments, Chairman Tharrington adjourned the Planning Board meeting at 6:12 p.m.