

**YOUNGSVILLE**  
**SPECIAL CALLED PLANNING BOARD MEETING**  
**Youngsville Community House, 115 W. Main Street**  
**May 15, 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 April 3, 2018.

**With no discussion, the following motion was made by Member Janice Pearce, seconded by Member Robert Martin and passed unanimously.**

**MOTION: APPROVE THE MINUTES OF THE APRIL 3, 2018 YOUNGSVILLE  
PLANNING BOARD MINUTES AS PRESENTED**

Item #3 on the agenda is to consider a Petition for Zoning Amendment made by Pacific Development, LLC to rezone 101 and 110 E. Persimmon Street from Residential Single Family (RS) to Main Street Business District (MSBD)

Mr. Andy Thomas, Senior Planner, presented the following information to the Planning Board.

**Item:** Consider an application # ZMA-180430-01 and # ZMA-180430-02 filed by Joe Farrell for Pacific Development, LLC to rezone two lots. One is at 101 E. Persimmon Street (PIN 1852-57-1904) from Residential (RS) to Main Street Business District (MSBD). The other property is immediately adjacent at 111 E. Persimmon Street (PIN 1852-57-2909) from Residential (RS) to Main Street Business District (MSBD) Attached is a copy of the completed applications.

**Comments:** A public hearing in consideration of this application is set 7:00 p.m. on May 15, 2018. The Planning Board is requested to review the application and provide a recommendation and plan consistency statement for the Board of Commissioners.

**Surrounding Land Uses and Zoning:**

- existing residence (RS)
- former residence (RS)
- North –Restaurants and Offices, (MSBD)
- South – Residential, (RS)
- East – Armory (C)
- West – Residential, (RS)



Figure 1: Vicinity Zoning Map ZMA-180430-01 & ZMA-180430-02/



The above aerial view (2013) shows the subject tracts, 101 E. Persimmon Street is a 0.445 acre tract (19,384 square feet) and 111 E. Persimmon Street is a 0.770 acre tract (33,541 square feet) for a combined 1.215 acres (52,925 square feet). The property at a 101 E. Persimmon Street is now a vacant lot with the single-family residence that has been removed. The property at a 111 E. Persimmon Street has a single-family residence that is currently being renovated.

**Proposed Zoning:**

The properties are of a size that it could be used for a range of permitted or special uses in the MSBD district (Sec. 312.1 Table of Permitted Uses). All allowable uses should be considered in contemplating the rezoning.

**Staff comments:**

The Planning Board may base its recommendation to approve or deny the rezoning based on number of factors, with particular attention as to the consistency of the proposed zoning to any adopted comprehensive plans or other plans and policies.

- Is potentially advantageous to increasing the town’s tax base, a goal identified in the town’s 2000-2010 adopted Land Use Plan.
- The Envision Youngsville report (2013) shows the property (p.39) as being immediately adjacent to the generally recognized East Main Street Business Area. Encompassing the applicant’s property in the MSBD district appears supportive of the Downtown Business/Economic Development goals (pages 9 and 12), namely:

- To draw businesses that will be viable and successful to Youngsville’s Main Street.
  - To promote the Main Street business district as a cultural and retail center for the Town of Youngsville.
  - The need for more parking and a concern that a lack of parking and parking accessibility was preventing drivers from stopping in downtown.
- Whatever the use, there are buffers required to the adjacent residential property.
  - The current MSBD boundary is present on the north side and west side of the lots. Commercial zoning is to the east.
  - Extending the MSBD zoning does not constitute spot zoning. These two lots are the last remaining residential lots in this block so if favorably considered, this entire block will be non-residential.
  - The planning staff supports this request as it is consistent with the adopted Land Use Plan and more particularly with the goals of the Envision Youngsville report.

Chairman Tharrington asked for questions from the board.

Mr. Bob Clark, Planning, Zoning and Subdivision Administrator, said the Public Hearing for this action is set for June 14, 2018 at 7:00 pm. Tonight, the Planning Board has a chance to review the action and get any clarification from the applicant and staff.

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

**MOTION: TO ACCEPT THE PLANNING STAFF REPORT AND RECOMMEND THE BOARD OF COMMISSIONERS APPROVE THE REQUESTED REZONING OF THE APPLICANT’S PROPERTY FROM RS TO MSBD BECAUSE: (1) THE ZONING MAP AMENDMENT IS A LOGICAL EXTENSION OF THE MSBD DISTRICT CONSISTENT WITH THE BUSINESS DEVELOPMENT PATTERNS ALONG THIS PORTION OF THE DOWNTOWN BUSINESS DISTRICT AND (2) CONSISTENT WITH THE GOALS OF THE LAND USE PLAN AND THE ENVISION YOUNGSVILLE REPORT**

Item #4 on the agenda is to Consider an Application for a Special Use Permit made by Brandon Schenck “Yacht Club” to Sell/Serve Craft Beer at 118 E. Main Street

Mr. Andy Thomas, Senior Planner, presented the following information to the Planning Board.

The Board of Adjustment may consider approval, approval with conditions or denial of the Special Use Permit (SUP) at the hearing in consideration of the referenced Conditional Use Permit application at 7:00 p.m., Thursday June 7, 2018.

A copy of the application, filed by Brandon Schenck operating as the “Yacht Club” at 118 E. Main Street is attached. The site plan is attached.

The applicant proposes to open a craft beer sales establishment with 80% of sales being on-premise. 20% is proposed to be retail of gifts, apparel and carry out craft beer. The applicant intends to locate within a recently renovated building behind Charron’s Deli and Scoops on Main.

**Surrounding Land Uses and Zoning:**

- North - Charron’s Deli and Scoops on Main, Main Street Business District (MSBD)
- South - Vacant and house under renovation, Residential Single Family (proposed MSBD)
- East - Parking lot between Charron’s Deli and Griffin’s Restaurant, Main Street Business District (MSBD)
- West – Parking lot and Youngsville Realty, Main Street Business District (MSBD)

**Planning Staff:**

The applicant is applying for a craft beer sales establishment with 80% of sales being on-premise. 20% is proposed to be retail of gifts, apparel and carry out craft beer. The surrounding property use is predominantly commercial. It is located in an existing building with existing drives and parking.

**Vicinity Map:**



**Zoning Map:**



*Figure 1: Vicinity Zoning Map SUP-180423-02 Craft Beer Sales*

Member Scott Anderson said 80% on premises sales. Does that mean drinking on the premises? Mr. Thomas replied yes. Member Anderson asked if outdoor consumption would be allowed in that public area that is conveniently located behind Scoops on Main Ice Cream shop. Mr. Clark said under ABC Licensing, their on-premises license would apply to the property. As a Special Use Permit the building itself, grounds, parking, inside/outside that would probably be anticipated. Mr. Clark said that would be an appropriate question to ask the applicant.

Member Anderson asked Stephanie Schenck, the applicant, is there going to be outdoor consumption, where would the boundaries be, what are the hours and how does that affect the neighboring businesses?

Stephanie Schenck said with the Craft Beer Tap Room outdoor consumption would be allowed, but just within the parameters of the fenced in area. No drinking would be allowed on the sidewalks or parking lot. Our anticipated hours are 7 days a week 12 to 12 so long as everything is ok with the Town. If noise becomes an issued, we can always make it a house rule to bring the noise inside after 9:00 p.m. No brewing will take place on site.

Mr. Clark asked Ms. Schenck to address the food issue as well as the nature of the retail. Ms. Schenck said food items from Charron’s Deli and Scoops on Main will be allowed to be brought into their building. For the “Yacht Club” there won’t be any packaged beverages to purchase to take home. There will be some novelty items for purchase also.

Member Lindwall asked if staff thought this was consistent with Envision Youngsville. Mr. Clark said Envision Youngsville does not speak specifically to this particular service. This is recognized as meeting the standards of the ordinance. The last somewhat similar board action was with the Youngsville Wine & Beer 101.

Member Robert Martin asked about entertainment on site. Ms. Schenck said not on a consistent basis; only on super special events maybe a couple times a year. We would have some light speakers but no amplified bands. Member Martin asked if they would be using the existing outdoor stage? Ms. Schenck said they may be using it since it is a part of the property.

Mr. Clark reminded the Board that the Special Use Permit remains with the property even if it is sold. He also said that a Special Event Permit from the Police Department would be required for any special events in order to plan for crowd control, parking, traffic, etc.

Mr. Clark said it would be appropriate at this time, to make any additional comments, if deemed necessary, not addressed in the application for the Board of Adjustments.

**With no further discussion or questions, the following motion was made by Member Scott Anderson, seconded by Member Robert Martin and passed unanimously.**

**MOTION: TO RECOMMEND THE BOARD OF ADJUSTMENTS APPROVE THE REQUEST FOR A SPECIAL USE PERMIT (SUP 180423-02) FOR THE SALE OF CRAFT BEER AT 118 E MAIN STREET**

Item #5 on the agenda is to Consider Revised Development Plans #SUP-1115 Preddy Property (now Timberlake Preserve) – Wynn Homes located at Hwy 96E, S. Cross Street and Tom Williams Road, PIN 1852-65-3291.

Mr. Thomas, Senior Planner presented the following information to the Planning Board.

Wynn Homes, the developer, presented a conceptual layout of the Preddy Property master planned community at the Planning Board meeting held July 7, 2015. The Planning Board recommended approval to the Board of Commissioners (Board of Adjustment) who approved the request on November 5, 2015. The plan was further revised and approved on August 4, 2016.

The development has had some delays primarily due to utility issues. That issue has now been resolved with the upgrading of the pump station which should be complete in the fall and a different manner of allocating water service.

The design has somewhat changed. The main entrance has been changed and the proposed alleys have been removed. Since this is a significant design change from the approved plans, a revised Special Use Permit is being requested.

The original plan was approved for 178 lots. A full set of preliminary development plans (subdivision plans) for the 176 lots in a traditional neighborhood style development (PUD),

including open space and recreation amenities, streets and sidewalks, will be available at your meeting. The 176 lots will be developed in 5 phases.

**Existing Land Uses and Zoning:**

The property is in agricultural/forestry use. Zoning is Residential-Single Family (RS). The Preddy Planned Unit Development (PUD or Cluster provisions for single-family home sites are permitted with issuance of a Special Use Permit).

**Surrounding Land Uses and Zoning:**

North – frontage along Tom Williams Rd. --single family (RS) and (Northeast – Commercial (C)

South – Residential-Agricultural (RA) and Mobile Home Residential (RMH)

East – Frontage on NC Hwy 96 – Residential-Agricultural (RA)

Industrial (Franklin Industrial Park) (MU)

West – frontage along S. Cross Street and CZX Rail – Mixed Use (MU)

**Technical Review Comments:**

Following is a summary of technical review comments from the fire department, NCDOT, Robert Graham, P.E., the town’s consulting engineer, Franklin County Public Utilities and planning.

**Comments from Fire Department:** Justin Graney

1. They are in agreement with the site development as proposed.

**Comments from NCDOT:** Reid Elmore, Assistant District Engineer, Division 5

- - We had provided comments on this back on 3-7-2018 as the Preddy Property. I have attached those comments. The current plan for Timberlake does not show them addressing or responding to any of the comments from our hydraulics section.
- - Still have concerns with the additional trips being added to Cross/NC 96 intersection and the current skew on this alignment.
- - I have no comments on the subdivision layout and interior streets as they will be maintained by the Town of Youngsville.
- - There was an e-mail exchange between NCDOT and the design engineer regarding the detention pond being located across the street. Apparently, there are some drainage issues with the detention pond that have not been fully addressed with NCDOT.

**Engineering staff:**

Sheet C2.1

- Lot 106 is missing water and sewer connection
- Floating leader near Brickell Way with label “8” DIP WL”

Sheet C3.1

- There is a label for “PROPOSED PAVEMENT SAWCUT AND REPAIR”, but the area to be cut and repaired is not designated.

## Sheet C4.5

- Floating leader with label “LIMIT OF DISTURBANCE” near north end of sediment basin.
- Floating leader with label “SILT FENCE OUTLET” pointing to area near the end of the outlet pipe of the sediment basin.
- Sediment basin labeled “#3” on Sheet C4.1 is labeled “#1” on Sheet C4.5
- There is a label for “PROPOSED PAVEMENT SAWCUT AND REPAIR”, but the area to be cut and repaired is not designated

## Calculations Notebook

- The Introduction of the Design Narrative appears to refer to another project.
- Skimmer sizing calculations are not included for Skimmer Basin #1.

## Franklin County Public Utilities

1. Correct Utility Notes on all sheets.
  - All meter boxes will be provided by the contractor/developer
  - Meter boxes to be cast iron without the hole in the lid
  - Contractor/developer to provide tracing wire for all utility lines
2. Lot 68-move water meter out of sight triangle
3. Lot 60-move fire hydrant out of sight triangle
4. Lot 83-no sewer lateral to be tied into manhole directly, relocate to line
5. Need to see permit from CSX Railroad prior to starting bore, once utilities are accepted, the permit needs to be transferred to Franklin County Public Utilities.
6. Manhole #27 needs to be 5 feet in diameter.
7. Manhole #55 needs to be 6 feet in diameter.
8. All tapping sleeves need to be full circumference and stainless steel.

## Planning Staff:

1. The property at the south east corner is within or partially within a WS II Watershed. The drainage is being designed so that the water will flow away from the watershed.
2. Minimum lot size for cluster lots is 6,000 sq. ft. All lots exceed that requirement.
3. Recommend installation of 8 ft min. side path, with crosswalks at the two street accesses, along S. Cross St frontage as proposed in the Youngsville Pedestrian and Bicycle Master Plan. Link internal sidewalk and or share/road bike paths to the side path. This has been done but a portion of the pedestrian path is shown in Phase 2. It is recommended that all the path be constructed in Phase One.
4. The Planning Staff is concerned with the drainage particularly in the north east corner. Swales are shown on the property lines carrying water crossways the grade. No detail of the swales has been provided as requested. Swales on all the property lines would either mean that the home owners could not have a fence or the swales would not function well due to the blockage. Drainage is a big concern.
5. There are two street stubs that being provided to the vacant parcels to the east.

6. Some of the street names duplicate or are similar to existing street names so those will be renamed.

Mr. Tom Spaulding, Project Engineer with Spaulding and Norris presented an overview of the changes. Prior to this plan there were alley ways proposed along the entrance street which would prohibit any driveways on the main road. Due to that we had a median on that street to prevent anyone from parking in front of the homes. The market has gone away from having the smaller homes so these alley homes have been removed and the larger lots (40 ft wide home on a 52 ft wide lot minimum) have been put in their place. These homes will be two story 3 bedroom traditional homes.

All of the blue lots will be age-targeted. They will be one story between 1200-1600 square feet. The idea is they can walk to the recreation center and pool area and can use some of the common open space.

The pink lots around the outside are the larger lots up to 50-52 ft wide homes 4-5 bonus type homes.

One of the bigger features that we did when we first designed this, there is a little bit of a draw and some wetlands here. We decided not to do any kind of development along the Hwy 96 and Tom Williams Road (26 acres) that we will leave undisturbed. We have been working with staff over the years to add the bike/pedestrian path. Our open space is 28%-39% of area. The area does include the detention pond across the road. It works out that all the area drains in that direction so that works out nice. The DOT had come back and asked for a left turn lane and that has been worked out.

Chairman Tharrington asked if the railroad was involved in any way with the project. Mr. Spaulding said the railroad is involved, but only with the sewer connection being on the other side of the tracks. We already have a permit from CSX to bore under the railroad to get to that sewer connection.

Mr. Clark said the essential bones are the same. The amenity center has changed some. Mr. Spaulding said there were some pocket parks designated in the original plan. However, when the alley homes were done away with, two things happened, we were losing lots and also it allowed us to move the amenity center further away from the wetlands. It also allowed us to pick up a few extra lots. Mr. Clark said all the stormwater permits would be updated to match the new design.

Mr. Spaulding said the big change with them is with Franklin County getting short on water and getting into their system where you can only get 50 lots at a time per year will only allow them to develop 50 lots a year. You can reapply each year before Franklin County Utilities Commission. Spaulding said before you can go back you have to show substantial completion, i.e., building permits pulled, have to show homes being constructed. Spaulding said at the last meeting he was at, someone was denied because they didn't have enough homes built. They had permits pulled but not enough homes built so they had to wait six (6) months to go before the Franklin County Utilities Commission again to get their allocations.

Spaulding asked if he could split installing the bike/pedestrian path until the second phase to help pay for the installation of the pedestrian path and maybe tie into the 100 lot being recorded along with the entire pedestrian path being recorded. He would like to make that request now for the developer and owner.

Chairman Tharrington asked where will the first phase be? Spaulding showed on the map the phasing.

Member Lindwall asked about the 50 lots. Spaulding said they were only allowed 50 lots per year so that put the project completion out quite a few years until Franklin County Public Utilities can fix the water issues.

Mr. Clark said there are five (5) phases identified with the last phase having an odd number. The previous plan showed two phases and there was an initial commitment for sewer and water from Franklin County Public Utilities. Mr. Spaulding said Franklin County Public Utilities engineer said that pump station could not handle any more and we would have to wait until it was fixed.

Member Lindwall asked how long they anticipated it taking to finish Phase I? Spaulding said, if approved by the Board, it would take another 2-3 month to get construction drawings approved and then 4-5 months to build. Then you start getting your homes constructed which will take about 4 months. They will start as quick as they can. They are contracted to buy the property in July and at that time they will be all in. Spaulding passed out to Board Members photos of the three types of homes being built. Spaulding added the project is being named Timberlake Preserve after the old corner drug store where the soda fountain served counter drinks.

Spaulding asked to work with staff on some language on when and how to get the Pedestrian Path installed. Mr. Clark said they need to look at phasing closely. I think the main hurdle will be the last segment to the North where the terrain drops down a lot and where the sewer will go and you are looking at a footbridge or some kind of structure there in the last section. So that would be something that could be worked in. This is a reasonable request as long as they don't wait too long. Spaulding said they could do it in the second phase, within the first 100 lots with the path extending all the way to the corner.

Mr. Clark said this path would tie in to the Bicycle Pedestrian Plan.

**With no further discussion, the following motion was made by Member Hank Lindwall, seconded by Member John Cyrus, and passed unanimously.**

**MOTION: TO APPROVE THE REVISED DEVELOPMENT PLANS FOR SUP-151105 PREDDY PROPERTY (NOW TIMBERLAKE PRESERVE) WYNN HOMES LOCATED AT HWY 96E, S. CROSS STREET, AND TOM WILLIAMS ROAD, PIN 1852-65-3291 WITH THE CONDITION THAT THE BIKE/PEDESTRIAN PATH BE COMPLETED DURING THE SECOND PHASE, FIRST 100 LOTS**

Item #6 on the agenda is to consider a Final Plat entitled “Laurel Oaks Subdivision, Phase 2” submitted by Cawthorne, Moss & Panciera, P.C., Parcel #1852-08-4200. It consists of 22 lots on 9.7 acres.

Mr. Clark wanted to Board to know the Board of Adjustments will be hearing the Laurel Oaks case as well as the Craft Beer request.

Mr. Thomas, Senior Planner presented the following information to the Planning Board.

The Final Plat for Laurel Oaks, Phase 2 prepared by Cawthorne, Moss & Panciera, P.C. of 333 S. White Street, Wake Forest, NC. The final plat has been reviewed by Franklin County Utilities, Youngsville Fire Department, and the planning staff.

The Final Plat reflects the section of Laurel Oaks, Phase 2 of the preliminary plat for 22 lots approved by the Planning Board on March 2, 2015.

The subdivision layout includes four new streets: An extension of White Ash Lane, Great Arbor Court and an extension of Forest Glen Drive; a ten-foot bicycle right-of-way along Holden Road. There is a berm located in common area that will be maintained by the Homeowner’s Association. Lots 52-56 will be serviced internally and will not have access to Holden Road. This property has been annexed into the Town of Youngsville.

The Planning Board may approve, approve conditionally, or deny a Final Plat.

1. Subject to the owner providing a surety guarantee at 125% of the estimated cost of incomplete improvements:
  - a. paved streets and side ditches meeting NCDOT and Town of Youngsville construction standards as shown on the approved construction plans. A letter is supposed to be forthcoming from the Engineer to certify this work.
  - b. water and sewer systems meeting standards acceptable to Franklin County utilities. A letter has been submitted from Franklin County Public Utilities stating that they accept the utility construction.
  - c. Sidewalks will be installed as the new homes are constructed.
  - d. Information is supposed to be forthcoming on the installation of street lights from Duke Progress Energy.
2. Dedication of the 10-bicycle right-of-way.
3. Submission of the Homeowner’s Association documents prior to recordation.
4. The berm being denoted as Common Area with maintenance responsibility being the HOA.
5. Any technical corrections in compliance with the Subdivision Ordinance

Mr. Clark said this is the last 22 lots for this subdivision, the first phase was 40 lots. Wynn Homes is the housing developer.

Member Scott Anderson asked where the berm will be. Mr. Clark said it would be along Holden Road to help buffer the back yards from Holden Road traffic noise. The berm will be maintained by the Homeowner’s Association.

**With no further discussion, the following motion was made by Member Janice Pearce, seconded by Member Robert Martin, and passed unanimously.**

**MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT FOR LAUREL OAKS, PHASE 2 PARCEL #1852-08-4200 WITH THE FOLLOWING CONDITIONS.**

- 1. Subject to the owner providing a surety guarantee at 125% of the estimated cost of incomplete improvements:
  - a. paved streets and side ditches meeting NCDOT and Town of Youngsville construction standards as shown on the approved construction plans. A letter is supposed to be forthcoming from the Engineer to certify this work.**
  - b. water and sewer systems meeting standards acceptable to Franklin County utilities. A letter has been submitted from Franklin County Public Utilities stating that they accept the utility construction.**
  - c. Sidewalks will be installed as the new homes are constructed.**
  - d. Information is supposed to be forthcoming on the installation of street lights from Duke Progress Energy.****
- 2. Dedication of the 10-bicycle right-of-way.**
- 3. Submission of the Homeowner's Association documents prior to recordation.**
- 4. The berm being denoted as Common Area with maintenance responsibility being the HOA.**
- 5. Any technical corrections in compliance with the Subdivision Ordinance**

Chairman Tharrington asked for any Public Comments.

Jessica Stapleton, The Hair Vault. My biggest concern is the public consumption part of the Yacht Club. It's behind the ice cream shop. There are going to be a lot of children and teenagers on the property unsupervised. What are they going to do to monitor that to make sure those kids, unfortunately, know they're already in trouble. There has already been one accident in the last few weeks due to alcohol driving down the road and did some serious damage. There are a lot of concerns I have with the kids being around such close vicinity to this beer place.

Development is great and is great for my business. I'm very happy with the progress that's going on in Youngsville. I moved here when I was 16 and now I'm in my 30's and we have moved a big step from where we came from. However, this intersection (E Main St and Railroad Street) with the parking lot, new businesses, and turning commercial is extremely dangerous. At 5:00 p.m. in the evenings, actually starting at 4:00 p.m., you can't get out of your car, you can't turn right or left. It's a really big problem and it needs to be looked at especially with the beautification grant that Youngsville got there is supposed to be a crosswalk at this intersection. It's a death trap. I was a victim of an accident seven weeks ago. A gentleman jumped the sidewalk, not paying attention, and went between the two buildings because things are so clustered. So, with all this new stuff coming in, these are just things I think we need to look at

before we move forward and something worse happens. We lost a landmark, the hitching posts, off the front of a building. There was almost a hole in Mr. Marvin's insurance building when the vehicle jumped the sidewalk. Thank God I only lost my air conditioning units but there is just a lot of stuff that we need to evaluate before things get worse.

Chairman Tharrington encouraged the public to attend the Board of Adjustments meeting scheduled for June 7, 2018. Mr. Clark said the BOA is like an evidentiary hearing and not a public opinion hearing. When the notices are sent out the rules are referenced in the hearing notice. Testimony needs to be factual, i.e., traffic needs to be presented by a traffic engineer. Evidence must be presented by a qualified expert.

Around the town report presented by Mr. Andy Thomas:

- a. Stephens Glen is getting started on the last remaining portion of that development. There will be about 50 lots.
- b. Comprehensive Plan is underway. Pretty soon you will see a gentleman riding round on his bicycle talking to folks.
- c. Lloyd Mattingly is going to start construction on three buildings down US1A/Park Avenue across from Shaw RV and behind the Franklin County Public Utilities. He is going to build 3 buildings there similar to the one that fronts US1.
- d. We approved a site plan about a year ago for Park Place Commons also on Park Avenue. I think at one time it was a proposed apartment complex that never got underway. A commercial building is now going to go be built with mini-storage to the rear,

I would like to thank the Board for your careful deliberation last month of the Meadow Park Villas. I could tell you agonized over your decision and I appreciate your thoughtfulness on that case. Just wanted to let you know that the Town Board acting as the Board of Adjustments did approve that development. The applicant will be making his Federal Grant Application and, should that be funded, they will proceed with the project.

With no further business Chairman Tharrington adjourned the meeting at 7:13 p.m.