



Town of Youngsville

Board of Commissioners

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MINUTES BOARD OF COMMISSIONERS

JANUARY 7, 2020
6:00PM

SPECIAL CALLED MEETING

PUBLIC HEARING – YOUNGSVILLE DEVELOPMENT ORDINANCE

YOUNGSVILLE COMMUNITY HOUSE

Mayor Fonzie Flowers called the Special Called Meeting of the Town of Youngsville Board of Commissioners to order at 6:00pm. In attendance were Commissioners Cat Redd, Larry Wiggins, Joseph Johnson, Terry Hedlund and Scott Brame. Others in attendance were Town Administrator Phillip Cordeiro, Town Clerk / Tax Collector Emily Hurd, Planning and Zoning Administrator Bob Clark, Assistant Planning and Zoning Administrator Erin Klinger, and Town Attorney Edward Bartholomew. Rick Flowe, N*Focus, was also in attendance. A representative from the Franklin Times was also present.

Mayor Flowers noted the agenda had been amended to include an update on the Manual of Specifications, Standards, and Design.

The first item on the agenda was an update on the Youngsville Development Ordinance (YDO) by Town Staff and Rick Flowe of N*Focus. Mr. Flowe stated they took the feedback from the October 28th Public Hearing and made some changes in both the text and proposed zoning map. There was a text amendment to establish the process for replacing manufactured homes in an existing manufactured home park that already exist, which included the basic standards for installation. Mr. Flowe noted this was the only change in text.

Mr. Flowe explained the official zoning map is a page of the YDO. He noted they received comments on the zoning map and made some changes based on those comments. Mr. Flowe pointed to large map of the proposed zoning for everyone's viewing. Predominately, there were some properties that moved from Agricultural (AG) to a residential designation such as Single Family Residential 3 (SFR-3) or something along those lines. There were a few other tweaks and adjustments. Nothing was done that was inconsistent with the Town's Comprehensive Development Plan (CDP) adopted on March 14, 2019. Planning

Board and Staff felt if there were no ongoing plans, properties were best left in a lighter district as to be less of a tax burden on the property owners. Property owners that requested changes based on developments were updated. Mr. Flowe explained he kept track of all information and requests, including the original and revised maps, and showed his notes to the Board. Per Klinger, confirmation was sent to property owners that made requests. Clark stated he and Klinger had communications with property owners over specific properties. Once they were aware of the development activities, they were able to update the map to reflect those projects. Clark noted they may have missed a few parcels, but most were accommodated. Mr. Flowe noted there were last-minute requests and referenced emails.

As Klinger pointed out the properties on the map, Mr. Flowe explained the separation of the properties between two zoning designations. The one property was divided along a major power transmission line, which offers a transition point. When the original study was conducted, there was some concern as to where the end of the industrial zoning would be located. It was recommended, and the Planning Board accepted that recommendation, to divide the zoning along the power line thinking that if industrial expansion was necessary, that would be the ideal location for it. The residential designations were closer to Youngsville Boulevard. The reasoning behind the separated zoning designations was the power line created a nice transition area. Mr. Flowe stated the request from the owner was to make the rest of the property SFR-3 like the rest of it. He explained this won't affect the CDP and leaves the owners the option for either residential or industrial. Mr. Flowe stated the Board would need to decide if they wanted to change the zoning.

Klinger pointed the second tract of land, which is at the first major interchange along US #1 Highway on the Highway Improvements Plan. The owner has requested a mixed-use designation. Klinger explained they have applied for rezoning, but it won't be necessary if the zoning map was changed now. Mr. Flowe noted the CDP anticipates a bypass / road in that area, noting it was considered a catalyst area. Since the requests were received recently, they should be noted in the motion if the Board chooses, or the changes can wait until the map is modified.

Clark presented the Manual of Specifications, Standards and Design. He explained the Manual was one of the key linkages between development patterns. Clark stated engineers need these specifications to build the streets, sidewalks, drainage, etc. It was one of their goals to develop these specifications during the YDO process as the Manual would be referenced throughout the YDO. Clark stated this information could be found on the Town's webpage, allowing the development community to save time and better understand what is expected of them. He explained this was similar to how NC DOT handles their projects. Mr. Flowe stated Manuals such as these eliminate ambiguity between the state and local standards since it consolidates the information to make it clear how projects should be done. This will help to save time during the design and review process. Clark noted the Board had the option of acting on the YDO on Thursday night during their regular Board Meeting, and this allows the opportunity for the Board to adopt the Manual as well.

Mr. Flowe presented Hurd with the record of notification which included the second affidavit, affidavits of publication in the Franklin Times and postcards mailed to property

owners. Hurd also had a copy of the YDO that had been located at Town Hall for public viewing and copies of the proposed zoning map.

Mayor Flowers reviewed the conduct of the Public Hearing, requesting speakers sign in, state their name and address for the record when presenting. He then opened the Public Hearing for comments from the public.

Tom Parrish, Fleming Road, stated he was at the first Public Hearing in October. He thanked the Board and Staff, noting the updated ordinance would be beneficial for the Town. Mr. Parrish stated he understood it was a tough undertaking but was a necessity for the Town. His only complaint was that being outside of town limits, he did not receive any communication or notification regarding the Public Hearing. He stated this was the second time this happened. Mr. Parrish expressed concerns, noting the properties in the ETJ were being affected just as much as those inside of town limits. Commissioner Redd inquired if Mr. Parrish had a recommendation for the best way to reach out to the ETJ property owners and Mr. Parrish stated individual property owner information could be found in the tax records on Franklin County GIS' website. He was unsure if there was a master list. Cordeiro explained the Town did not intent to exclude anyone, but after a cost analysis, it was only viable to send the postcards to intown property owners. It cost approximately \$2,000 plus the time it took Staff to print, address and stamp the postcards. As the ETJ is much larger, it would have created a significant cost. The hope was that by notifying the residents in town, the word would spread throughout the community. Mr. Parrish asked if there was some way the Town could collect email addresses for notification purposes and Cordeiro stated he hoped in the future they would be able to find better ways to communicate with property owners. Hurd explained the Town's new website allowed for newsletters to be sent for anyone who signs up to receive notifications. Cordeiro thanked Mr. Parrish for his feedback.

Mr. Parrish inquired about overlay districts and the acreage involved. Mr. Flowe explained the 66 acres was 1/10th of a square mile. He noted that some agencies use 100 acres, but Staff felt that was more than you really need. Mr. Flowe stated they chose something that was small and usable. He explained that if you take 66 acres, which would yield about a dozen lots at the normal density, with a couple of acres per lot. However, if you consolidate them or cluster them into one area, it preserves some of the farmland. Mr. Flowe explained they wanted to make the number of homes that would make the most sense for smaller property owners and developers. Mr. Parrish asked if this number was required by the State and Mr. Flowe stated it was not. Mr. Flowe stated it was intended to allow for the cluster of homes with smaller lot sizes to preserve some areas of the property. Mr. Parrish asked if open land would be considered an easement to the Town and Mr. Flowe explained that was one of the options. Mr. Flowe explained the other options allowable for open spaces, which included giving the open spaces over to the Board or the property owners. Mr. Parrish stated Youngsville needed more areas to grow recreationally.

Mr. Parrish showed his property on the proposed zoning map. He explained he was bordered by industrial zoning on the west and on the south by mixed use. On the east was SFR-2. Mr. Parrish explained the property to the north was sold more than thirty years ago for residential development and everything on the east side of Fleming Road is now in lots

and noted it's not agriculture. Mr. Parrish stated he wanted to be treated fairly and inquired why he wasn't considered SFR-2, like the property to the east. He stated their farm had not been cultivated in decades. Mr. Flowe pulled out the future land use map from the CDP. Mr. Parrish stated that one property is residential and the other is manufacturing, which borders the railroad. He stated his property was split up, explaining the wooded lot was proposed to be residential but the area where his farm is located was proposed to be manufacturing. Mr. Flowe explained the thought process for the proposed zoning. He stated that industrial interest would be along the rail corridor. It doesn't mean that industrial must go there. If there are other plans, Mr. Parrish can request to change the zoning. However, this leaves the door open for developers to approach Mr. Parrish from an economic standpoint to do something industrial. Mr. Flowe stated that based on the CDP, both residential and industrial were selected that way and recommended to the Planning and Town Board because of the railroad corridor. He explained that once you got away from the core of downtown, both sides of the railroad corridor were shown as future land use for industrial opportunity. However, a residential development could be considered. Mr. Flowe explained that just because the property is zoned SFR-2 doesn't mean you are going to get that bite from developers. The agricultural designation was used to avoid the higher tax valuation. Mr. Parrish explained his property was discounted so the zoning would not affect his property taxes. Mr. Flowe inquired if the discount was due to farming and Mr. Parrish stated he had used the property for tree farming. Mr. Flowe stated that was why they had decided to leave that property as agricultural. Mr. Parrish stated he felt singled out as portions of his property were zoned agricultural and others were not. Mr. Flowe noted they did receive some requests for agricultural areas to be changed. He stated Mr. Parrish needed to be clear in what he was asking the Board to do. Mr. Parrish stated he wanted to be treated the same. Mr. Flowe asked if the request was to have both parcels zoned as SFR-2 and Mr. Parrish stated that was correct. Commissioner Redd clarified this request went all the way to the railroad tracks and Mr. Parrish stated yes. Mr. Parrish stated he considered the parcels to be one piece of land. After a brief discussion between Mr. Parrish and Mr. Flowe over the proposed zoning map, Mr. Parrish stated it seemed natural that if developers were moving in that direction the Town would want to zone the properties SFR-2.

Curtis White, local property owner and developer, noted he did not have any issues with the proposed YDO. He noted the Board, Staff, Cordeiro and Klinger were very helpful. Mr. White stated they did not get everything they wanted but the explanations were sufficient. He explained the proposed zoning map was something they can all work with. He thanked the Board and Staff again for working with him.

Jim Moss, N College Street, also thanked Staff and Mr. Flowe for their meetings, explanations, and revisions. He hoped this was not the final zoning map. Mr. Moss stated it was close and has come a long way. He suggested that perhaps the Board would take what has evolved here and apply it back to the original long-range plan map and amend that as well. Mr. Moss stated there were some factors on the long-range plans that were underappreciated like the original thoroughfare and utility alignments. He stated Franklin County was in the process of working on their long-range plan and felt it would be a good exercise for the Town. When looking at the map, it is obvious that is far more challenging, noting the YDO is over 500 pages of text and he hoped the Town would be ok with it. Mr.

Moss stated there was a huge element of faith in that, but no one will know for sure until the Town goes through with it. He hoped the revision process would not be too onerous.

As there were no other comments from the public, Mayor Flowers opened the floor to the Board for discussion. Commissioner Redd thanked Staff for everything they have done, noting it was a lot of work. She also thanked Mr. Flowe for his efforts. Commissioner Hedlund thanked Staff for working with the property owners and Mr. Flowe stated that was what they were here for. Mayor Flowers noted this was not an easy process. Based on the information, it sounds like there may be some more changes that need to be made. He reiterated the amount of hard work Staff has put into this project and thanked Mr. Flowe, Clark and Klinger.

The meeting adjourned at 6:37pm.