

**YOUNGSVILLE
PLANNING BOARD MEETING
Youngsville Community House, 115 W. Main Street
August 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, and Scott Anderson. Mr. Andy Thomas, Senior Planner, and Kathryn Tucker, Administrative Assistant were also in attendance. Vice-Chairman Mark Hurt and member Robert Martin were not in attendance.

Chairman Tharrington stated the first order of business is to approve the Minutes from the Special Called Planning Board Meeting held on May 15, 2018

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

MOTION: APPROVE THE MINUTES OF THE MAY 15, 2018 SPECIAL CALLED PLANNING BOARD MEETING AS PRESENTED

Item #3 on the agenda is to consider a Petition for Zoning Amendment made by the Planning Staff to Consider a Text Amendment deleting Regulation of Awning Colors and Style Restrictions Section 312.4.3 of the Youngsville Zoning Ordinance.

Mr. Andy Thomas, Senior Planner gave the following presentation.

Mr. Chairman, Board Members, this item to consider a text amendment deleting regulation of awning colors and style restrictions is recommended by the Planning Staff.

Background:

The Main Street Business District contains a provision that regulates the color and style of awnings in Section 312.4.3 of the Youngsville Zoning Ordinance. When the Main Street Business District was introduced, it was conceived that there will be a unified appearance in the district by regulating the colors of awnings. The code currently allows awnings that are green, burgundy or green and burgundy striped.

Over the years, some owners have desired to have other colors. In the past, some other colors have been permitted and installed in the Main Street Business District. The Planning Staff recommends eliminating this provision. The ordinance does regulate building materials and the location of buildings but the colors of the building themselves are not regulated.

The Planning Staff has prepared an ordinance that, if adopted, would delete any mention of the regulation of awning colors.

Excerpt from the Town of Youngsville Zoning Ordinance

312.4 Architectural Design

312.4.1 The face of the buildings in the district shall be brick or may be substituted with materials, such as synthetic materials that are similar in appearance and/or equal to or exceed the durability of the original material.

312.4.2 All buildings shall share a frontage line (primary façade) with a street or square.

312.4.3 Awnings shall be in keeping with existing awnings. Style may vary as well as edging. Colors shall be a choice of green, burgundy or green/burgundy strip.

Mr. Thomas added that we get numerous phone calls asking to have a different color awning at their business. However, the staff cannot approve them because of how the ordinance reads. There are already some businesses that have installed different color awnings without going through the proper approvals and have been cited accordingly. It is the Planning Staff's position that this section be deleted in its entirety from the Youngsville Zoning Ordinance.

Member Hank Lindwall asked if it was only the color or the color and style that was being deleted. Mr. Thomas said it was all references to awnings.

Member Scott Anderson asked if there is any need for verbiage to prevent large awnings with the business name in large letters across the front of the awning in order to circumvent the sign ordinance.

Mr. Thomas said that a sign permit would have to be obtained in order to put the business name on any awning and the sign requirements would have to be followed.

With no further discussion, the following motion was made by Member Scott Anderson, seconded by Member John Cyrus and passed unanimously.

MOTION: TO MAKE A RECOMMENDATION TO THE BOARD OF COMMISSIONERS THAT SECTION 312.4.3 REGULATION OF AWNING COLORS AND STYLE RESTRICTION BE DELETED FROM THE YOUNGSVILLE ZONING ORDINANCE

With no public comments or Planning Board Member comments, Mr. Thomas presented an Around the Town Report.

1. Last Thursday night at the Board of Adjustment meeting, Legacy Car Sales was approved for use of the SunTrust Property on S. College Street. Some people are concerned with car sales; however, these owners do not plan to cut down any trees or shrubs and will be just changing the face of the existing sign.

2. Also, at the Board of Adjustment meeting another Variance was approved for DRCW Investments, LLC. This will make three (3) new homes that are being built on South Nassau Street.
3. Comprehensive Plan is underway. N-Focus President is riding a bike, going to all the businesses and talking to folks.
4. FireFly3, a landscaping company, Site Plan has been approved for a property on Bert Winston Road.
5. O'Rielly Auto Parts has purchased the property behind the CVS Pharmacy at the Youngsville Crossing Shopping Center and we are expecting their plans for review soon.
6. Atlantic Packaging located on US 1, the Williams Duplexes located on Hwy 96 and N. College Street are coming along with their building. Although not in our ETJ, the Youngsville Academy is also coming along and will impact our area as well.
7. Pump Station expansion should start sometime next month.

Chairman Tharrington asked if the Preddy Property had closed yet. Mr. Thomas said they had closed on Phase 1 of the project.

With no further comments, Chairman Tharrington adjourned the Planning Board meeting at 6:15 p.m.