

**TOWN OF YOUNGSVILLE
PLANNING BOARD MEETING
Youngsville Community House -- 115 East Main Street
December 3, 2019
6:00 PM**

Chairman Donnie Tharrington called the meeting to order at 6:00 P.M.

In attendance were Chairman Tharrington; Members John Cyrus, Janice Pearce, Scott Anderson, and Bob Martin; Planning and Zoning Officer Erin Klinger; and Planning and Zoning Administrator Bob Clark. Vice-Chairman Mark Hurt, Member Hank Lindwall, Senior Planner Andy Thomas and Town Administrator Phil Cordeiro were not present.

Chairman Tharrington welcomed all attendees and addressed Minutes prepared of the Planning Board meeting held on November 5, 2019. Without further discussion, the following Motion was made by Member Janice Pearce, seconded by Member Scott Anderson, and unanimously carried:

MOTION: The Minutes of the Planning Board meeting held on November 5, 2019, are approved, as presented.

In keeping with the Agenda, Chairman Tharrington directed the Board's attention to the Construction Sketch Design Plan for Heron Pond subdivision and asked if Ms. Klinger had any comments she wanted to provide. Ms. Klinger stated that Mr. Bennett Keasler, a member of the development team, attended the meeting to discuss the proposed subdivision plan and to answer any questions the Board may have.

Chairman Tharrington welcomed Mr. Keasler and turned the floor over to him. Mr. Keasler began by describing how his team had been working with the Sirchie parent company on this project for approximately a year. The current plan keeps the existing Sirchie development without any changes, and the new development will proceed around the rear and sides of the existing campus.

He continued by expressing his team's hope for the project to come under the rule of the new zoning ordinance, but stated they also wanted to go ahead and get development underway, recognizing that the new ordinance had not yet been adopted. He explained that it was under the advice of Planning staff that they were submitting the sketch plan. Mr. Keasler said it was the wish of everyone involved for the development to include a variety of housing stock, such as single-family homes and townhomes with rear-loaded garages. The lots will be 6,000 square feet, which he described as typical for this type of development and detailed the location as prime for smaller lots with several opportunities for open space.

Mr. Keasler iterated that he was very excited about this project as it will be located in the center of Youngsville and would give the town an opportunity to grow from the inside out rather than from the outside in. He repeated that his team would like the market to determine what type of housing stock will be built in the area, but stated that the road layout and location of sewer and

water utilities would remain the same regardless. Their wish is to get started in late spring for having product built out.

He continued by saying he hoped the area of the development where the first phase would begin would not cause any issues with the future master plan. The current layout depicts different-sized single-family lots situated in the corner of the parcel. Mr. Keasler stated that he will not be the designer of the product, but that he would have overarching architectural control. He hopes that the builders will be local, privately-owned companies rather than larger entities. Mr. Keasler also mentioned that the houses in this development will not be of slab-on-grade design. He expressed that even though the new ordinance is not yet in place, he wholeheartedly agreed with the provision in it that prevents mass grading.

At the conclusion of Mr. Keasler's presentation, Chairman Tharrington asked if anyone had any questions or comments. Mr. Clark pointed out where the proposed new road, Hunter Place, would align with the existing Wheaton Avenue. He mentioned that this was a superior design over what had been designed for previously proposed developments in the area. Mr. Clark also referred to the tour staff was given of the Sirchie property and communicated that it was a beautiful tract of land with several opportunities for open space. He indicated the natural drainage feature in the center of the property and expressed that this provided a good buffer between the backside of the Sirchie development and the area Mr. Keasler depicted in his sketch plan.

In response to Mr. Clark's remarks about the renaming of Wheaton Avenue, Mr. Keasler stated that they will be moving the existing entrance for the Sirchie campus to what is shown on the sketch plan. He said the reason for the name change was partially to recognize Sirchie and their role in the development, but also because the name "Wheaton Avenue" has non-residential connotations and his team wanted the new subdivision to have more of a residential, neighborhood-type feel. Mr. Keasler expressed that the hope is for Hunter Place to connect through with other future developments and eventually with Holden Road to the south.

Following Mr. Keasler's responses, Mr. Clark mentioned that the proposed subdivision does align with what is currently shown on the new zoning map for the area. He stated that under the current ordinance, the proposal would be design as a planned unit development. Mr. Keasler responded that his team already had a master plan of how they thought the development should proceed and that producing the sketch plan allowed them to have discussions with the Department of Transportation and Franklin County Public Utilities, almost as if the plan were a preliminary plat. He mentioned that the county had already requested some sort of approved plan prior to having discussions regarding water allocation.

Chairman Tharrington asked if either Ms. Klinger or Mr. Clark had any additional observations they wished to make. Mr. Clark disclosed that while a sketch plan was not actually a submittal requirement, it was a good step that allowed a developer to show what was planned for an area. From a staff standpoint, he thought that the current sketch plan would fit well into an overall master plan and could move forward under either ordinance, depending on which document was in place at the time Mr. Keasler's team was ready to proceed. He mentioned sketch plans did not require a formal approval by the Planning Board, but this was the time to express any questions, concerns, or recommendations the Board members may have for Mr. Keasler and his team.

In line with Mr. Clark's comments, Chairman Tharrington solicited questions or comments from the other Board members. Member Anderson asked if the scale was accurate on the reduced-format plans that were provided to the Board. Mr. Clark responded that it was not, and presented Mr. Anderson with the large-format copy of the sketch plan. Mr. Anderson still questioned the density and whether or not it would be possible to place 250 homes on the lot as doing so would take up the entirety of the land. Mr. Keasler replied that the development would include a mixture of housing types, not solely single-family homes, and that the market may also dictate the number of homes they build. In response to Mr. Clark, Mr. Keasler reiterated the reason his team was moving forward with the sketch plan was so that other organizations, such as DOT and Franklin County, would accept their plan as legitimate. He expressed that part of the hurry was to not miss the County water allocation meeting in February.

When there were no further comments from either Mr. Keasler or the Planning Board, Chairman Tharrington asked Planning staff to verify whether the Board needed to make a recommendation on the concept plan and asked the Board for a motion to that effect. Member Anderson wanted assurance that the plan was still subject to official plat review, and Mr. Clark and Ms. Klinger stated that this was indeed the case. Without further discussion, the following Motion was made by Member Anderson, seconded by Member Cyrus, and unanimously carried:

MOTION: To accept the Sketch Plan for Heron Pond Subdivision as presented by Bennett Keasler, as drawn.

In keeping with the Agenda, Chairman Tharrington sought comments from the Planning Board. As there were none and no members of the public were present, he then asked whether or not Planning staff had anything else they wished to share. Ms. Klinger mentioned that the regular Planning Board meeting for the month of January would ordinarily be held on the 7th, but stated this was the date the Board of Commissioners would be having the next public hearing for the ordinance, and she wished to know if the Board would be available to meet on the 14th instead as there would be items that needed to be heard that night. Ms. Klinger also discussed a handful of developments the department was currently reviewing, including boat and RV storage on Tarboro Road, the Greenleaf duplexes on Highway 96, and two projects developed by Vice-Chairman Hurt. Mr. Clark added that approximately 1,000 postcards were recently sent out notifying citizens of the upcoming public hearing for the ordinance. He told the Board about meetings staff had been having with citizens concerned about the proposed zoning map and stated that he believed these meetings had been very informative and had helped staff glean more information about what sorts of projects landowners might be proposing in the future. He explained that there will be a new version of the proposed zoning map produced shortly that was based on feedback the staff received from developers and landowners. He expressed the earliest the Commissioners would be likely to adopt the new ordinance would be February.

After Mr. Clark finished his remarks, Chairman Tharrington remarked that he wanted to take a personal moment to reflect on the twelve years he has served on the Planning Board. He disclosed that he started as the youngest member of the Board and now he was no longer the youngest, but the oldest. He revealed that after his health adventures the last three years he had done some reflection and thought it was time to let the younger people have control of the Board. He expressed gratitude for all the support and work the other members had done during their time working together and revealed that this would be his last meeting.

At the conclusion of his statement, Chairman Tharrington wished everyone a Merry Christmas, and adjourned the meeting at 6:30 p.m.