

**TOWN OF YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House -- 115 East Main Street  
January 3, 2019  
6:00 P.M.**

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

In attendance were Chairman Tharrington; Members John Cyrus, Janice Pearce, and Hank Lindwall; Planning, Zoning, and Subdivision Administrator Bob Clark; Senior Planner Andy Thomas; and Board Clerk Sandi Fleming. Vice-Chairman Mark Hurt, Members Scott Anderson and Robert Martin, and Town Administrator Roe O'Donnell, due to commitments elsewhere, were not present.

Chairman Tharrington welcomed all attendees, recognized a quorum, and extended his best wishes for the New Year. Attention was then directed to Minutes drafted of both the special session of the Board held on November 20 and its regular meeting conducted on December 4, 2018.

Without discussion, the following Motion was made by Member John Cyrus, seconded by Member Janice Pearce, and unanimously carried:

**MOTION: The Minutes of the meetings of the Board held on November 20 and December 4, 2018, are approved, as presented.**

Pursuant to the Agenda, the floor was passed to Senior Planner Andy Thomas, who presented details surrounding Zoning Application No. ZMA-181126, filed by John Barham on behalf of Greenleaf Properties, LLC. The subject premises consists of two vacant tracts of land (Franklin County Parcels Nos. 005194 and 004321), totaling more than 63,100 square feet and located along the southwestern right-of-way of N. C. Highway 96 East, at its intersection with South Nassau Street. A public hearing before Youngsville's Board of Commissioners has been scheduled at 7:00 P.M. on Thursday, January 10, 2019, and the Planning Board is being petitioned to review and make its recommendation and plan consistency statement regarding the rezoning of these properties from Residential Single-Family (RS) to Single- and Multi-Family Residential (RSM). The underlying purpose of the application is to accommodate proposed construction of duplex housing units, which, of course, are not a standard permitted usage in the RS District.

Staff findings support the rezoning for a number of reasons. First, it would have a significant positive impact on the Town's tax base; secondly, it in no way constitutes "spot zoning," as specifications for the two districts in question are extremely similar; and, thirdly, it's highly

consistent with the goals of Town Plan 2040 now under review by the Commissioners. Mixed density is strongly needed in and near Downtown. It should also be noted that commercial development adjoins these tracts to the east, and that a “softer” transition from RS to RSM relieves pressure to lean, instead, in that direction, which definitely isn’t out of the question with parcels lying, as these do, in the vicinity of a thoroughfare.

Chairman Tharrington pointed out that the properties border a sharp, and potentially hazardous, curve in N. C. Highway 96 and inquired as to the likelihood of driveway permits from NCDOT. Zoning Administrator Bob Clark responded that he too had raised that concern and was advised that approval would be limited to a single drive, aligned with the South Nassau Street intersection, that will serve as primary access to and from the entire acreage.

Member Hank Lindwall referred to the project as a gradual blending factor between existing residential and commercial adjoiners.

With no additional questions, the following Motion was made by Member John Cyrus, seconded by Member Janice Pearce, and unanimously carried:

**MOTION: The findings of Planning Board staff are accepted as follows: Application filed by Greenleaf Properties, LLC, for rezoning of its designated Highway 96 parcels from Residential Single-Family (RS) to Single- and Multi-Family Residential (RSM) is a logical request in that (1) it’s consistent not only with a surrounding residential development pattern but also with the goals of the Town’s proposed new Land Use Plan 2040, and (2) these parcels, because of their proximity to N. C. Highway 96, are more conducive to multi-family construction than to subdivided single-family lots. Approval is, thus, recommended to the Youngsville Board of Commissioners at its public hearing on January 10, 2019.**

The next focus of staff comment stemmed from request, by Atkinson Land Surveying, PLLC, to record the final plat, Phases 3 and 4, of Stephens Glen Subdivision, located off Hicks Road in the northeastern section of the Town’s zoning jurisdiction. A preliminary plat reflecting now-completed Phases 1 and 2, together with then-proposed Phases 3 and 4, was approved by the Board back in 2006.

The layout, also previously reviewed by Franklin County Public Utilities, the Youngsville Fire Department, and NCDOT, includes three new streets (an extension of Stephens Way, Kathleen Court, and Mohers Cliff Court), plus a stub to vacant adjoining property, and there are 3.58 acres of open space to be maintained by the subdivision’s Homeowners’ Association. The two newly proposed phases total 68 lots, each of which now has a recently assigned physical address.

Phases 1 and 2 were constructed without annexation. Zoning standards since set require that any new developments tapping into public utilities shall be voluntarily annexed into the Town. In this particular scenario, however, since the sections of the subdivision actually fronting public right-of-way do not lie within Town limits, mandatory incorporation is waived.

Approval by the Planning Board is, of course, subject to the following specifications:

- (1) Provision by the landowner of a surety guarantee of one hundred twenty-five percent (125.0%) of estimated cost of incomplete improvements, including, but not limited to, (a) paved streets and side ditches meeting NCDOT and Town standards as shown on approved construction plans, (b) water and sewer systems acceptable to Franklin County Public Utilities, and (c) installation of street lights by Duke Energy Progress;
- (2) Review of Homeowners' Association documentation; and
- (3) Compliance with current subdivision ordinance(s).

Administrator Bob Clark reminded the Board that Planning staff has worked diligently with engineers called in to address erosion issues that arose with initial construction at Stephens Glen. He emphasized that improvements have necessitated bonds totaling in excess of \$120,000.00, and that this development has, since its inception during the Recession, come a long way. With the recent opening of nearby Youngsville Academy, activity is bustling in the area.

Upon report from Senior Planner Thomas that negotiations are underway with the developer to meet required surety, the following Motion was made by Member Hank Lindwall, seconded by Member Janice Pearce, and unanimously carried:

**MOTION: Recommendation is made that the Board of Commissioners, at its January 10, 2019, meeting, approve recordation of the final plat for Phases 3 and 4 of Stephens Glen, as the same may be conditioned by Planning requirements.**

Continuing with the Agenda, attention was directed to input from public attendee Eric Bishop, owner of the property located at 206 North Nassau Street. He and his father, Mr. Carl Bishop, have entertained the possibility of building in Eric's backyard a carriage house, or "granny flat," that will serve as a permanent residence for his parents. They have reached retirement age, wish to live near their son, and would immensely enjoy being within walking distance of Downtown conveniences.

It was noted that the parcel consists of a deep rectangular lot with considerable space between an already-existing home and the rear property line. The senior Mr. Bishop collects vintage and luxury vehicles and envisions, basically, a traditionally designed four-bay garage with above-ground living quarters. Emphasis was expressed that such a project will not only rectify drainage issues now impacting the property but also significantly increase its tax value. In addition to the garage/dwelling, plans include substantial landscaping and installation of an in-ground pool.

Member Hank Lindwall stated that this type of usage meshes well with proposed Plan 2040 and asked whether preferred design calls for a slab or a perimeter foundation. Mr. Bishop responded that he's considering approximately 1,100 to 1,500 square feet, one and a half stories, over stone, and that the architect involved will be making final calls as to structural specifics. He echoed his understanding from conversations with Zoning Administrator Clark that so-called "granny flats" aren't a standard permitted use under current Ordinance; indicated that urgency isn't, at this point, a factor; and expressed hope for a wider range of diversity under the new YDO that will purportedly take effect by late summer or early fall.

Chairman Tharrington reiterated that the role of the Planning Board is strictly advisory, and that ultimate approval lies with the Commissioners. He did make mention, however, of first suggestion, nearly ten years ago, of duplexes on Cross Street, and remarked that those structures are, as we speak, a reality – "times change." When inquiry was made about potential noise buffering requirements, Mr. Bishop responded that this venture isn't at all related to a home occupation. Use of garages on the premises would be solely personal, with no involvement whatsoever of commercial mechanics. "Individual storage, detailing, and oil changes, mostly for BMW's – that's about it," he added.

Administrator Bob Clark thanked the Bishops for sharing their thoughts and noted that work sessions will soon begin for Board review of a proposed new Zoning Ordinance that will, in many aspects, pioneer stronger transition in the Downtown region. "'Granny flats' once existed on a few local lots, but the trend tended to disappear with the introduction of Zoning in the early '90's. Our current Single-Family District recognizes neither duplexes nor carriage houses, but, due to changing family dynamics, there's a valid need for greater accommodation. I recommend that no motion be entertained on this topic until further study and text amendment have been made."

Mr. Glenn Ellington, from the Fleming Farm community, who sat in merely as a listener during the meeting, scheduled an outside consultation with Zoning staff to discuss general questions regarding subdivision and recombination requirements.

Chairman Tharrington conveyed his appreciation to both Board and staff for keeping our Town afloat in the river of time. Upon receipt of neither further public nor Member comment, he adjourned the meeting at 6:55 P.M.