

**TOWN OF YOUNGSVILLE
PLANNING BOARD VIRTUAL MEETING
Microsoft Teams Teleconference
March 2, 2021
6:00 PM**

Chairman Mark Hurt called the meeting to order at 6:00 PM.

In attendance were Chairman Hurt; Members Scott Anderson, Robert Martin, and Bobby Ayscue; and Planning and Zoning Administrator Erin Klinger. Vice-Chairman John Cyrus; Members Keith Tew and Ben Rupert; Planning and Zoning Officer Bob Clark; and Town Administrator Phil Cordeiro were not present.

Chairman Hurt then requested a motion to approve the Minutes prepared of the Planning Board meeting held on January 5, 2021. Without further discussion, the following motion was made by Member Scott Anderson, seconded by Member Robert Martin, and unanimously carried.

MOTION: The Minutes of the Planning Board meeting held on January 5, 2021, are approved, as presented.

The next item on the Agenda was the public comment period. Ms. Klinger informed Chairman Hurt that no citizens had signed up for the public comment period.

Chairman Hurt then turned to the next item on the Agenda, consideration of an application and recommendation to the Board of Commissioners for a Petition for Zoning Amendment for property located at 2468 Cedar Creek Road (PINs 1863-12-4659 and 1863-13-8086 to assign initial zoning to the property from Franklin County R-8 to Youngsville Mixed-Use-2 (MU-2) for the purposes of a 144-unit apartment complex. Ms. Klinger asked Mr. Anderson if he would mind standing in as Chair on this item as Chairman Hurt needed to recuse himself from participating. Mr. Anderson said this would be fine and Ms. Klinger thanked him. Mr. Anderson asked if they needed to make a motion to do so and Ms. Klinger said yes. Chairman Hurt officially recused himself as his son was the one making the application. Mr. Anderson asked for clarification as to whether there needed to be a motion from someone other than himself that he be allowed to be in the position of authority for that item. Ms. Klinger said that was indeed the case and Mr. Anderson requested that someone make that motion. The following motion was thus made by Chairman Hurt, seconded by Member Martin, and unanimously carried:

MOTION: That Member Scott Anderson stand in as Chair during Agenda item number four.

Member Anderson then redirected the floor to Ms. Klinger in order to receive the town's input on the case. Ms. Klinger stated that Mr. Michael Hurt had approached the town last year about annexing this property into the Town limits and constructing a 144-unit apartment complex on this site. The annexation petition had been approved at last month's Board of Commissioners meeting. She added that the purpose of the meeting that evening was to assign initial zoning to the property as it had previously been under Franklin County's jurisdiction. She explained the

developer was proposing MU-2 zoning for this project, elaborating that the subject property was bounded by residential zoning on all sides except the property across the street on Hicks Road which was zoned also MU-2. Ms. Klinger commented that all uses were compatible with the proposed zoning. She said a minimum of a 25-foot-wide Type “B” buffer would be required between this parcel and any of the adjacent county-zoned parcels. She pointed out that this also would not constitute spot zoning as the parcel to the west was also zoned MU-2, thus providing a basis for contiguous zoning. Ms. Klinger stated that the proposed zoning was also consistent with both the Comprehensive Plan and the Future Land Use Map. She concluded by stating that planning staff supported the rezoning request and mentioned that Mr. Hurt was on the call that evening if he wished to speak or if the Board members had any questions.

Member Anderson asked Mr. Hurt if there was anything he wanted to add regarding his project. Mr. Hurt said he believed the project would be a positive contribution to the community and would also create tax revenue for the town. He added this project would allow his team to provide a service that is needed and warranted in the community, as they would be supplying market-rate housing. He concluded by stating they were looking forward to the project and hoped to have the Board’s support.

Member Anderson thanked Mr. Hurt for his comments. He then asked the Board members whether they would like to make a motion or if they had any questions for Mr. Hurt or for town staff regarding this Agenda item.

When there were no questions, the following motion was made by Member Martin, seconded by Member Bobby Ayscue, and unanimously carried:

MOTION: To accept the planning staff report and recommend the Board of Commissioners approve the requested initial zoning of the applicant’s property to MU-2 because: (1) the zoning map amendment is harmonious with the surrounding zoning in the area and (2) the proposed amendment is consistent with several of the goals of the Town Plan 2040 – Comprehensive Land Use Plan, among them “Plan for Growth”.

Following the vote, Member Anderson made the following motion. It was seconded by Member Martin and unanimously carried:

MOTION: To return the authority of Chair back to Chairman Hurt.

Chairman Hurt turned everyone’s attention to the next item on the Agenda, the UNC School of Government Training on Introduction to Land Use Decisions. Ms. Klinger remarked that she had previously watched this series of trainings for a class and that it was a well-done series. She asked if the Planning Board members could see her screen and they responded in the positive. Ms. Klinger explained that tonight’s training was the first in a series of modules produced by the School of Government, elaborating that it would provide an overview of the different types of land use decisions in North Carolina, such as comprehensive plans and rezonings. She added that some of the training, such as the section on quasi-judicial decisions, would not apply to the Board, but that the rest of the material provided a good introductory framework. She told the Board to please let her know if they could not hear the training, commenting that if they did have technical difficulties, she could stop the training and try to send the link to everybody to see if

that would work instead. Ms. Klinger then began the training. After a minute, she asked the Board if they could hear the materials and Member Anderson responded that he could not. Ms. Klinger said that since the video was not working, she would forward everyone the link after the meeting, and they could watch it on their own time and asked if this would be acceptable to everyone. The Board members responded that this would be fine.

Chairman Hurt moved the meeting to Planning Board comments. When none of the members had comments, he asked for staff to provide the Around-the-Town report. Ms. Klinger first welcomed Member Ayscue to the Planning Board, stating that he was their newest member and that filling that position allowed the town to have a full seven-member board again. She said the agenda for next month would tentatively have the text amendments about the crawlspace versus slab requirement. She explained that she had revised the amendments based on the feedback she had received from the Planning Board and expressed that she was waiting on additional input that had not been received in time to place the item on the agenda for that evening's meeting. She mentioned the April agenda may contain the 686 Fleming Road rezoning that was pulled from January's meeting as well. Ms. Klinger stated she noticed while working on how-to guides for the town's website that the section of the zoning ordinance pertaining to fences was very confusingly written, particularly for the average homeowner. She added that she had rewritten that section of the ordinance and planned on bringing those amendments before the board at April's meeting. She continued by stating that, at some point, the town would also be presenting more development agreements to the Board and thought that it would likely be late spring before these were heard. Finally, she disclosed that the Northeast Area Study update was in its final phases and that there had been some great recommendations so far for roadway improvements in Youngsville, including a roundabout at the Five Points intersection as well as the northern and southern bypasses. She said incorporating those projects into the study would give the town a much-needed boost when it come time to obtain funding for them.

As Ms. Klinger had no additional comments, Chairman Hurt thanked everyone for their time and adjourned the meeting at 6:15 PM.