

**TOWN OF YOUNGSVILLE  
PLANNING BOARD MEETING  
Youngsville Community House -- 115 East Main Street  
November 5, 2019  
6:00 PM**

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

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

Vice-Chairman Hurt welcomed all attendees and addressed Minutes prepared of both the regular Planning Board meeting held on August 6, 2019, as well as the Joint Work Session on the Youngsville Development Ordinance, conducted by the Board of Commissioners and the Planning Board, held on October 1, 2019.

Without further discussion, the following Motion was made by Member Scott Anderson, seconded by Member Bob Martin, and unanimously carried:

**MOTION: The Minutes of the Planning Board meeting held on August 6, 2019 and the Minutes of the Joint Work Session on the Youngsville Development Ordinance held on October 1, 2019, are approved, as presented.**

Vice-Chairman Hurt then continued with the third item on the Agenda, approval of the Final Plat for Phase 5 of Holden Creek Preserve. Mr. Hurt mentioned that a copy of the plat had been attached with the agendas and Ms. Klinger stated that she had a large-format copy available if anyone wished to view it. Mr. Hurt asked if anything had changed from their approved subdivision plat, and Ms. Klinger responded that it had not. Comments and questions were then solicited from the other Board members. Ms. Klinger said that the Planning Department was recommending approval of the plat subject to some minor technical corrections. Vice-Chairman Hurt asked if there were any conditions attached with this approval. Ms. Klinger responded with four conditions that the Department proposed. Without further discussion, the following Motion was made by Member Scott Anderson, seconded by Member Janice Pearce, and unanimously carried:

**MOTION: The Final Plat for Phase 5 of Holden Creek Preserve, dated September 30, 2019, as last revised on October 31, 2019, and prepared by Taylor Land Consultants, PLLC, is approved for recordation with conditions, as drawn.**

In keeping with the agenda, Vice-Chairman Hurt asked if any of the Planning Board members had any further comments. When there were none, he solicited comments from the public. David Moss spoke first concerning a tract of land he owns near the intersection of Winston Street and Fleming Road. He believed that the new development ordinance would downzone his property. He asked what the process was for his input to be heard and requested that his property be zoned

two-thirds Mixed-Use-2 and one-third Residential Main Street Transition (RMST). Ms. Klinger stated that she and Mr. Clark had looked at the comments from the public hearing and that they were going to have the zoning map amended as Mr. Moss had requested.

Mr. Moss then requested that the proposed ordinance be reduced in size by at least seventy percent and that it be worded in a way that laypeople can understand. Member Anderson responded that the Planning Board likely did not have the authority to make that decision and that Mr. Moss should bring his comment to the Board of Commissioners meeting.

Vice-Chairman Hurt asked if there were any other public comments. Jim Moss was the next to speak and stated that he was appalled when he first saw the zoning map. He expressed concerns about the creation of a purely agricultural district. Mr. Moss thought that the Board of Commissioners had the impression that the Planning Board had approved and endorsed the ordinance as written, and that that was why it was moving forward for the Commissioners' approval. He asked that the Planning Board rescind any endorsement they had put forth. He thought there should also be more coordination with Franklin County. He asked that the Board consider how what they were endorsing affected their fellow citizens and neighbors.

Mr. Hurt responded that the process of rewriting the ordinance began in January and that the Board had held meetings twice a month. He believed that the map and ordinance had not yet been passed. Ms. Klinger stated that the ordinance had been shared with Franklin County for their input. She also said that the Town discussed scheduling some more public hearings and that the ordinance likely would not get adopted until after the first of the year.

Mr. Moss expressed further concern about the reduction in density in the new agricultural district. Mr. Anderson said the way it was explained to the Board was that until the land was built upon, the tax burden for the property would be reduced and that those properties could later be rezoned. Mr. Moss responded that Rick Flowe had mentioned that at the public hearing. He concluded by repeating that he thought the right action for the Planning Board to take was to rescind their recommendation.

The public comment period continued with remarks from Steven Hayes. He discussed a 65-acre tract of land his company owns on Fleming Road that is proposed to be zoned agricultural and stated that this would rather adversely affect them. He explained that his company also owned property on the eastern side of Fleming Road that is currently zoned Mixed-Use through Franklin County. They began developing this property approximately four years ago and met with Town staff at that time to discuss plans they had to include the 65-acre tract in this development. This development includes a pump station on Hicks Road that was quite costly to Mr. Hayes and his team. Mr. Hayes also asked the Board to consider rescinding their recommendation of the ordinance in order to give the Town more opportunity to reach out to local property owners.

Vice-Chairman Hurt responded that the Planning Board had already tried to seek input from local property owners prior to forwarding their recommendation to the Board of Commissioners. He encouraged the public to obtain copies of the ordinance to review and to let Town staff know with what portions they had issues. Mr. Hayes expressed that they would like to stay under the Mixed-Use zoning from the current ordinance. Ms. Klinger answered that Planning staff had also had a conversation about this property and that, while they couldn't retain the current Mixed-Use

zoning, they were able to change it to Mixed-Use-2 under the new ordinance. Mr. Hayes questioned whether this would allow them the density they were looking for, and Ms. Klinger replied that it should and that she could send him information on the standards for that district. Mr. Hurt stated that they would take Mr. Hayes' comments into consideration and that getting public feedback was one of the reasons why the Board had had two meetings a month since the beginning of the year to discuss the ordinance. Member Pearce questioned whether the Board of Commissioners had to push the recommendation back to the Planning Board now that it was in their hands and Ms. Klinger responded that this was the case, and that any decision to halt adoption of the ordinance would need to come from the commissioners.

Gordon Conyers spoke next. He was concerned that there were two roads planned through his property and that he had heard about it from a third party. He also said that he got the impression at the public hearing that now that his property was proposed to be zoned single-family residential, that he could no longer use it as a farm, and asked if this was true. Member Cyrus answered that he believed it would be grandfathered in as a current use. Mr. Conyers was also appreciative that it sounded like the Board was willing to hear further feedback from the public.

The meeting continued with further public comment from Curtis White. He was troubled by the reduction in Mixed-Use zoning that was proposed on the new map. He mentioned property he had purchased along Holden Road that was bought because of the way it was zoned and stated that the process to get property rezoned was cumbersome. He agreed with Mr. Moss and Mr. Hayes that the Planning Board should rescind their approval based on the public comments they had received. He also expressed concerns about the notices that were sent for the public hearing and thought that it had been the intent of the Board of Commissioners to adopt the ordinance at that hearing.

When there were no further public comments, Vice-Chairman Hurt asked for the around-town report from Planning staff. Ms. Klinger mentioned that the Town was planning on scheduling some work sessions at the next Board of Commissioners meeting and that there were plans to have another public hearing, likely after the first of the year, and that this hearing would be re-noticed to additional property owners per the concerns that were heard at the first public hearing. She stated that she had plans to mark up and send out maps editing the draft zoning map per the public's requests. She also discussed the upcoming Planning Board vacancy.

Mr. Hurt suggested that the members of the public that spoke attend the Board of Commissioners meeting on the 14<sup>th</sup> as he didn't believe that the Planning Board could rescind anything at this time. Member Pearce said to make sure the commissioners heard their concerns and to let them know what their issues were.

The public thanked the Planning Board for hearing their concerns. With no further discussion, Vice-Chairman Hurt adjourned the meeting at 7:03 PM.