



Town of Youngsville

Board of Commissioners
P. O. Box 190 / 134 US 1A South
Youngsville, NC 27596
(919) 925-3401 – Town Hall / (919) 925-3402 – Fax
CustomerService@TownofYoungsville.org
www.townofyoungsville.org

MINUTES BOARD OF COMMISSIONERS

JANUARY 14, 2021
7:00PM

REGULAR MEETING

YOUNGSVILLE COMMUNITY HOUSE

Mayor Fonzie Flowers called the Board Meeting of the Town of Youngsville Board of Commissioners to order at 7:00pm. Commissioner Hedlund gave invocation. In attendance were Commissioners Cat Redd, Terry Hedlund (teleconference), Scott Brame, and Joseph Johnson (teleconference). Commissioner Larry Wiggins was not in attendance. Others in attendance were Town Administrator Phillip Cordeiro, Town Clerk / Tax Collector Emily Hurd, Police Captain Jahanzeb Magsi, Finance Officer Kari Patton-Motluck, Attorney Katie Barber-Jones (teleconference), Parks and Recreation Director Andrew Smith, Public Works Supervisor Randy Smith, Planning Directors Erin Klinger and Bob Clark and ABC Board Chairman Rick Houser. Members of the Youngsville Police Department included Captain Brandon Lemons, Sergeant Thomas Allen, Officer Terry Pearce, Officer Seth Woods, Officer Brittany Strother, Officer Jason Steinbrunner, Cadet Regina Andranowska, Cadet Ladrevion Preyer Richardson, and Administrative Specialist Ashlie Pippin.

MOTION: TO APPROVE THE AGENDA

The motion was made by Commissioner Brame and was seconded by Commissioner Redd. The motion passed unanimously.

The next item on the agenda was the presentation of Officer Seth Woods' Advanced Law Enforcement Certificate. Captain Magsi wanted to recognize Officer Woods' dedication and devotion to the protection of others. Officer Woods has been with Youngsville since September of 2018. He got his start in law enforcement in 2008 with the Wake Forest Police Department. During his work in law enforcement, Officer Woods has worked patrol, traffic, and narcotics.

Captain Magsi noted Officer Woods had reached a professional milestone and explained the Advanced Law Enforcement Certification process. He asked everyone to please join them today in congratulations of Officer Woods' accomplishment. Captain Lemons noted the awarding of the Advanced Law Enforcement Certificate was voted on by peers and was not a sure thing. Only a third of the Youngsville Police Department has been awarded this Certificate. Captain Lemons handed Officer Woods his Advanced Law Enforcement Certificate and Mayor Flowers pinned his Advanced Law Enforcement Pin.

The next item on the agenda were Public Hearings. The first Public Hearing was for Annexation Petition 2020-4, Youngsville Academy Charter School, Inc on Hicks Road. Mayor Flowers opened the Public Hearing at 7:05pm. Cordeiro polled all teleconference participants and there were no comments from the public. Hurd stated no one had registered to speak. Mayor Flowers closed the Public Hearing at 7:11pm.

The second Public Hearing was for a request to rezone by Wiggins Village, Phase 2 from SFR3 to MU1. Mayor Flowers opened the Public Hearing at 7:11pm. Klinger stated she met with developers in August to discuss their proposal. She explained the developers want to locate Wiggins Village, Phase 2 on the subject property. Wiggins Village, Phase 1 is located across the street and within Franklin County's zoning jurisdiction. Klinger noted the current location does not have room for expansion. As required by the Youngsville Development Ordinance (YDO), a neighborhood meeting was held in October for residents of the adjacent neighborhood. Based on the information received during that meeting, the applicant pulled their request to revise their plans to address the residents' concerns. The revised plans were presented to the Planning Board during their December meeting.

Klinger stated the request was to rezone the property from SFR3 to MU1. She explained the property was bounded by single-family residential on all sides except the east and south, all of which are compatible with the proposed zoning. Klinger stated MU1 zoning will provide a good transition between the SFR3 zoning to the north and the CIV-zoned property to the south, which is where Youngsville Academy Charter School will locate their new High School.

Klinger explained this did not constitute spot zoning as there are other residential developments in the area. The proposed zoning would be consistent with the goal of "Plan for Growth" from the Comprehensive Land Use Plan as it will help the Town provide affordable housing facilities for new residents. Rezoning this property to MU1 would be consistent with the Future Land Use Map.

Klinger stated the Planning Board voted unanimously to approve the request to rezone and Planning Staff also supports the request as it is consistent with the Comprehensive Land Use Plan as it is harmonious with the existing zoning of the surrounding parcels.

Mayor Flowers opened the floor to citizens' comments. Hurd gave a list of registered speakers to Mayor Flowers and Cordeiro polled the participants on teleconference.

Rick Houser, 45 Kilkee Lane, stated he was in favor of the proposed development. He understood other people in Stephen's Glen were opposed as they felt the development would constitute low income housing. Mr. Houser explained the units would rent for approximately \$1,200 to \$1,450, which is not low income.

Mr. Houser stated the developer had a good reputation, noting everything he has done has been professional and increased property values in the area. He explained the developer has been involved in business development all his life and increased the standard of living in communities. Mr. Houser stated he believed human dignity was an important thing and felt communities should provide affordable housing for those that serve the community, such as police officers, teachers, etc. He felt this development would be an asset to the community where he lives.

Brian Reynell, 345 Stephens Way, stated the proposed development was roundly opposed. He stated this was mentioned to the Planning Board during their meeting. At the Planning Board meeting, there wasn't a single speaker that supported the development, but it was passed anyway. Mr. Reynell stated the proposed rezoning to MU1 is even more opposed. He stated he opposed the rezoning based on environmental grounds and the current infrastructure. The road capacity cannot support further development. He contends the development in the Cedar Creek Road and Hicks Road area was out of control. Mr. Reynell asked that anyone that has not driven that area recuse themselves from voting on this matter. He noted there were seven subdivisions or high traffic density establishments on Cedar Creek Road, along with Franklinton High School and Cedar Creek Middle School. Mr. Reynell noted that several of the subdivisions have not yet been completed. He inquired about reports estimating future traffic volumes. Mr. Reynell felt any traffic reports should include school traffic, noting the end of the pandemic will herald a return to the schools. Mr. Reynell stated there were seven active subdivisions on Hicks Road as well, plus Youngsville Academy. He stated this was simply too much traffic for the area. Mr. Reynell stated the traffic density and environmental quality were currently measured at 31. He felt the Town needed to maintain the area and look at this request very carefully. Mr. Reynell asked the Board to vacate the application for further consideration. He thanked the Board for listening.

Anna Ayscue, 35 Paddy Lane, stated she was here on behalf of the Homeowners Association (HOA) Board for Stephen's Glen. She wanted to reiterate what Mr. Reynell said and stated the HOA Board was opposed to the request to rezone. Mrs. Ayscue gave some information from the original plan before it had been revised, noting it had once been connected to Stephens Glen, which would have added dangerous traffic. She stated her concern about that plan had been adding traffic to streets where children played and concerns about their mailboxes. Mrs. Ayscue stated that after the neighborhood meeting in October, the developer revised the plans, which is the one up for discussion tonight. She stated there was no longer a connection to Stephens Glen. Even though the connection with the neighborhood had been fixed, there was still an issue with traffic in the Youngsville area. Mrs. Ayscue stated she has lived in the area for seven years and noted traffic has gotten out of control with all the added subdivisions.

Mrs. Ayscue stated she wasn't sure what the codes were regarding the height and appearance on the fencing, but she didn't want the tenants coming to the pool in Stephens Glen, noting there were liability issues involved. She expressed her concerns about having townhomes near the subdivision as she worried people would climb the fence to get into the Stephens Glen community pool or other areas that aren't part of the townhome development.

Mrs. Ayscue asked the Board to deny the request to rezone, noting that if the developer backed out, then the area would still be zoned as MU1. This would allow for anything else allowed under that zoning to go on that property, such as a commercial use. She asked that if the Board were to approve the request to rezone, they rezone with the intention for this development only with the most recent plan allowed based on the safety issues she mentioned. Mrs. Ayscue thanked the Board for listening.

Christopher Lewis, the engineer representing the developers, stated the developers went above and beyond to adjust their plans based on the feedback received during the neighborhood meeting. The proposed development will include 71 units and was revised to remove the connection point. There is a proposed 6' privacy vinyl fence between the development and Stephens Glen. Mr. Lewis stated he understood the traffic issue and noted the proposed development would have less than 500 daily trips. For the record, Mr. Lewis noted Stephens Glen had approximately 170 homes, equaling 1,700 daily trips. The proposed development will have less traffic than their neighboring subdivision. Mr. Lewis explained NC DOT will make improvements in the area, noting a traffic signal analysis will be required if the project moves forward.

Mr. Lewis explained the proposed development also comes with a Development Agreement that offers protection for the Town. It includes information regarding environmental issues such as storm drains. He noted the proposed development already has existing drainage that directs stormwater away from Stephens Glen towards the southwest corner of the property. Mr. Lewis stated the project would involve a DEQ review and meet stormwater reviews. He thanked the Board and stated he was there for any further questions.

David Bower, 315 Stephens Way, moved into the area fifteen months ago. He stated Stephens Glen was a welcoming neighborhood where children play in the yards. Mr. Bower stated he loved the area, noting how beautiful it was. He agreed with the traffic comments people have already made, noting another development would add to it. Mr. Bower stated he became aware of the traffic congestion shortly after moving here, noting Cedar Creek Road has been backed up half a mile on more than one occasion. It can take approximately four cycles for the turn lane to allow traffic to pass through. Mr. Bower stated the roadways were constructed for rural traffic and were inadequate for the population increase. The increase in traffic and high-density development has decreased the quality of life. Mr. Bower stated he wasn't here to convince someone to not use their land as they see fit, but he understands the land was not yet purchased by the developer, so it technically wasn't his to develop at this time. He previously thought zoning was a mechanism to control growth but now appreciates it as a necessity. Mr. Bower noted he made a home here in SF3 because it was zoned for it. He stated he did not want to be

subjected to high-density housing, which normally includes failed maintenance, squaller, and crime, which are characteristics of rental housing. Mr. Bower understood the rental rates in the area were high, nearly the same as a mortgage. However, homes were more pleasing and promotes neighborliness and good will. He noted that Phase 1 across the street looked utilitarian and barren, which affects the overall area. Mr. Bower noted the increase in developments in the area and wondered if anything wonderful about the area would be left. He hoped those making the decision were considering the quality of life and natural beauty that residents are currently experiencing. Mr. Bower noted people took pride in their homes.

Harry Scoggins, 220 Paddy Lane, stated he agreed with the comments of his neighbors. He stated the huge traffic problems in Youngsville have not been addressed and felt there was no foreseeable solution in the future, especially with the truck traffic. Mr. Scoggins stated traffic will continue to get worse as more development happens in the area. He proposed the Town forestall all further development until these problems were addressed. Mr. Scoggins stated there were two extremely large developments on Cedar Creek Road near Hicks Road. From the looks of the developments, there will be approximately 200 homes that will add to the traffic problems. The addition of the apartments will add to the existing problem that has not been adequately addressed. Mr. Scoggins expressed concerns the townhomes will hurt property values, especially being adjacent to Stephens Glen. He stated he bought in the area for the same reasons as his neighbors have already listed. Mr. Scoggins also expressed concerns the decision to approve has already been made and this Public Hearing was just a formality. He implored the Board to consider their comments before making a final decision. Mr. Scoggins thanked the Board for listening.

Juan Vazquez, 25 Glasview Lane, wanted to express his and wife Janet's intense disagreement with this project in all aspects. He stated Youngsville, both as individuals and the Town, was at a crossroads. Progress for the sake of progress sometimes needs to regress. Mr. Vazquez wanted to know if the Board valued Youngsville as a town or did they want to be a city like Wake Forest. The daily traffic is already a headache. He listed several reasons why he felt this development was bad for the Town and for Stephens Glen. Mr. Vazquez expressed concerns that putting rental townhomes near a subdivision with homes costing approximately \$300,000 would decrease the property values. He stated their homes were an investment, hours of study along with working and saving. Their homes are something they want to leave to their children, not devalued property. Mr. Vazquez stated it wasn't right for this to be undone based on someone else's decision. He stated most renters don't take pride in where they live. Mr. Vazquez stated he heard the first plan was for Section 8 housing and wanted a guarantee that these townhomes won't be Section 8. He stated that Section 8 housing was left out of the original meeting and noted it would further devalue their homes. Mr. Vazquez reiterated that Section 8 housing never came up in their neighborhood meeting and assumed Youngsville Academy did not know this.

Mr. Vazquez stated traffic has become a headache due to the new developments. He noted Mr. Lewis had mentioned a traffic light but it was needed now, not after the addition of over 100 vehicles for this development plus the vehicles from the other developments. Mr. Vazquez noted these new developments would put additional stress on emergency services and wanted to make sure the Town was going to do something about that. He stated the

plan showed insufficient parking spaces and wanted to make sure overage did not park along the road. Mr. Vazquez stated this was not only an eyesore, but a safety concern. He expressed concerns that people would try to park at the Stephens Glen club house and worried about retaliation if the HOA had their cars towed.

Mr. Vazquez also expressed concerns about drainage, noting there was already a drainage problem in Stephens Glen which goes against the topography shown by Franklin County. He stated the proposed development would have more of a negative impact on their drainage issues. Mr. Vazquez stated he didn't trust it and most of his neighbors didn't either. He wanted assurances that no other access would be added in the future. Mr. Vazquez reiterated that rental communities have a negative impact on safety, traffic, storm drainage, home values, and quality of life. He also requested a guarantee that this development would not turn into Section 8 housing. Overall, Mr. Vazquez stated he would say no to any development but suggested a lower density, purchasable townhome development should the Town allow them to proceed.

Mr. Vazquez thanked the Board for listening. He stated he started with a question regarding the small town feel of Youngsville and asked the Board if they loved the small town feel or want Youngsville to become a city with negative aspects. Mr. Vazquez stated it was a "Town" Hall and not a "City" Hall. He wanted to make sure the Board understood the rental community, whether it was Section 8 housing or not, would tell the overall picture of the community we love.

Tom Kotary, 295 Paddy Lane, stated he was a former public official that has been involved in similar decisions. He implored the Board to carefully consider the character of the community and neighborhood. Mr. Kotary wanted the Board to make sure this action was truly a part of a well-planned future vision. He asked the Board to consider all aspects, including potential future aspects of this decision. Mr. Kotary thanked the Board for listening.

Suzanne Coffman, 10 Kilkee Lane, made comments in the Teams Chat due to connection issues. Cordeiro read them for the record. Mrs. Coffman stated she agreed with all her neighbors' objections. She stated there was no guarantee the units would not become Section 8 housing. Just because the rent was high does not mean it isn't supplied by the government.

Mayor Flowers closed the Public Hearing at 7:52pm.

The third Public Hearing was on the Development Agreement for Wiggins Village, Phase 2. Mayor Flowers opened the Public Hearing at 7:52pm.

Klinger wanted to address a couple of the comments from the previous Public Hearing. She explained the Development Agreement would address many of the concerns expressed and will hold the developer liable to developing the property to the Town's standards. Klinger stated this was the first time she was hearing anything regarding Section 8 housing and was not aware before this point.

Klinger stated the Development Agreement will be considered after a decision on the rezoning has been made. The development will consist of 71-unit townhomes to be constructed over a two-year period. Klinger explained a Development Agreement is a voluntary contract between a local jurisdiction and a person/corporation who owns or controls property within the jurisdiction, detailing obligations of both parties and specifying the standards and conditions that will govern the development of the property. It provides regulatory certainty, establishes a schedule for development, coordinates the provision of any public facilities, and improves management of environmentally sensitive lands, if present. Klinger stated a full report was in the agenda packet. She noted the attorney had reviewed the Development Agreement and her feedback has been incorporated. The new agreement was revised to incorporate those suggestions. Klinger stated the Planning Board voted unanimously to approve the Development Agreement, contingent on the approval of the rezoning request. The Development Agreement is governed by General Statutes and complies with the YDO. The Development Agreement is consistent with several goals of the Town's Comprehensive Land Use Plan. Staff recommends approval of the Development Agreement.

Mayor Flowers opened the floor to the public. In the essence of saving time, Cordeiro invited anyone online / teleconference to announce themselves if they wished to speak.

Mr. Lewis stated he wanted to address some of the comments previously made, as well as the Development Agreement. He noted the only lots from Stephens Glen that adjoined the proposed development were two vacant lots and the amenity center. As for previous comments regarding rental properties, Mr. Lewis stated homeowners were not the only people who have pride in their homes, noting the renters in Phase 1 decorate their townhomes. He felt passing judgement on renters was an unfair bias.

Mr. Lewis addressed the parking concerns. He stated the parking requirements in the YDO have been met, noting the development had more than the YDO required. Mr. Lewis then addressed the drainage concerns, noting the drainage would not affect Stephens Glen. He stated there were no longer any connecting roads to Stephens Glen, noting there was only one sub-road and the removal of that connection has already been taken care of. Mr. Lewis stated he was unsure where the rumor regarding Section 8 housing came from as it was never their intention, nor had they ever mentioned it.

Mr. Lewis stated alternative housing types are essential to the growth of a strong community. He noted this type of development was consistent with the Town's Comprehensive Land Use Plan. Mr. Lewis stated the project provides a much-needed alternative housing community. He noted Youngsville Academy Charter School would be opening their high school beside the proposed development. This development would provide a good transition between non-residential and residential zoning. Mr. Lewis hoped the rezoning request and Development Agreement received the Board's support, noting it was essential to the growth of Youngsville.

Mr. Scoggins stated he understood the need to grow the community but noted there must be a plan for improving the infrastructure as well. From everything he has seen and heard, there is not a plan in place at this time, at least not one that addresses the problems these

new developments are creating. Mr. Scoggins stated that if these issues were not addressed, then property values will decrease. He agreed that people should not make assumptions regarding renters being less proud of their home. Mr. Scoggins stated he was more concerned with packing too much growth into such a small area and creating pressure on an infrastructure that can't support it. He urged the Board to slow down until some of these other problems can be resolved, such as getting the truck traffic out of Youngsville.

Mr. Reynell stated he heard Mr. Lewis' comments loud and clear but noted that Mr. Lewis was paid by the developer. He commended Mr. Lewis for his enthusiasm for his employer. Mr. Reynell stated he was talking about maintenance of the environment and infrastructure. Should anyone have any doubt, please take a drive around the area. He stated that his understanding was that only one of the Franklin County Commissioners lived in Youngsville and the remaining County Commissioners lived on the other side of the county, so they are not in Youngsville on a regular basis. Mr. Reynell asked the Board to consider some of the things they heard tonight.

Mayor Flowers explained Franklin County Commissioners were not hearing these cases, only the Youngsville Board of Commissioners, which consisted of residents that lived inside of Youngsville town limits and pay town taxes.

Mario Vescio, 40 Kilkee Lane, supported the comments made by Anna Ayscue earlier. He noted there was another development near Burt Winston Road that would have approximately 300 homes. Mr. Vescio stated they will have access to Capital Boulevard, however, he was concerned about how many of those residents would come down Hicks Road for the schools, though Youngsville Academy Charter School was maxed out. He stated he didn't want to lose his home because of the high school and town homes. Mr. Vescio thanked the Board for listening.

Mr. Vazquez wanted to clarify that he did not mean that renters were unworthy, and he was not passing judgement. He stated it was a known fact that rental companies charged a security deposit because some people leave rental communities a mess. Mr. Vazquez stated he was fine with that and knew that not all renters are bad people. People take care of what they have and that includes some renters. But if all renters took care of their property, then rental companies wouldn't need to charge security deposits.

As for the drainage, Mr. Vazquez stated that he's heard the same reassurances when he complains about their current problems, but the residents do not get any help. He keeps being told that it shouldn't be that way. Mr. Vazquez stated he hoped this request would be rejected. He noted that he does not believe the topography based on his experience with drainage problems.

Mr. Reynell noted the increased traffic would further wreck the railroad crossing at the top of Cedar Creek Road as it enters Franklinton. He stated those problems needed to be fixed.

Mayor Flowers closed the Public Hearing at 8:11 pm.

The next item on the agenda was citizens' comments. Due to the social distancing restriction for the COVID-19 Virus, citizens attended via web/teleconference.

Hurd stated no one had registered to speak. Cordeiro polled all teleconference participants and there were no comments from the public.

The next item on the agenda was the approval of the Consent Agenda. The Consent Agenda consisted of:

- Minutes from the Regular Board Meeting – December 10, 2020
- Finance Report
- Parks and Recreation Report
- Planning and Zoning Report
- Police Department Report
- Tax Collector's Report
- Budget Amendment 2021-3

MOTION: TO APPROVE THE CONSENT AGENDA

The motion was made by Commissioner Redd and was seconded by Commissioner Brame. The motion passed unanimously.

The next item on the agenda was Old Business. The first item under Old Business was to adopt Annexation Ordinance 2020-4, Youngsville Academy Charter School, Inc. on Hicks Road.

MOTION: ADOPT ANNEXATION ORDINANCE 2020-4, YOUNGSVILLE ACADEMY CHARTER SCHOOL, INC. ON HICKS ROAD

The motion was made by Commissioner Brame and was seconded by Commissioner Hedlund. The motion passed unanimously.

The next item on the agenda was New Business. The first item under New Business was a presentation by Brandon Watson on the Northeast Area Study (NEAS). Mr. Watson explained that he worked for CAMPO and the NEAS was started last summer. He stated they were using area assessments to learn transportation network issues, noting this was a very large region. Mr. Watson stated recommendations from the NEAS will be used for the 2050 Transportation Improvements Plan (TIP) as a regionwide long-term plan. The TIP was last updated in 2014 and included several areas of Franklin County.

Timothy, of Stantec, presented the following slideshow to the Board.

Upcoming Efforts

Winter 2020-2021—Refine recommendations

Winter/Spring 2021—Prioritize w/public engagement

- [Virtual](#) Open House (~Mid-February 2021)
- Online Survey
- www.NEASupdate.com/Events

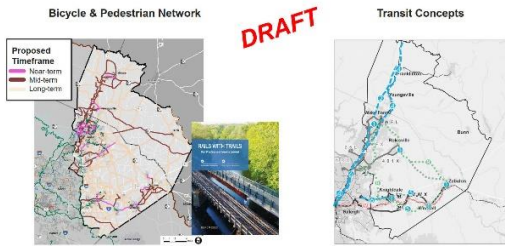
Endorsing NEAS update recommendations for inclusion in the development of the 2050 MTP

Tentative completion June 2021



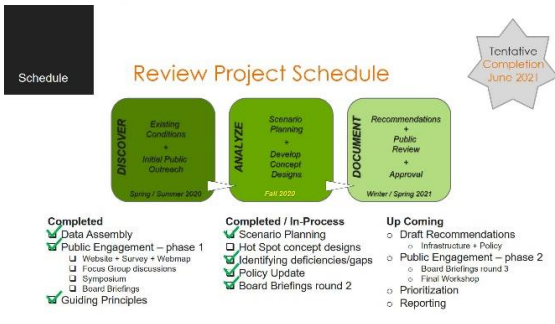
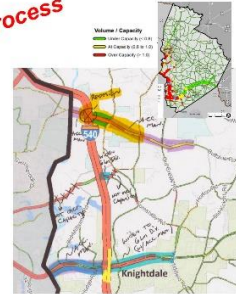
Where are we heading?

Including Alternative Modes



Roadway Validation Process

- Congestion (volume over capacity)
- **Validate** performance of MTP projects
- Incorporate adopted local CTPs (Comprehensive Transportation Plans)
- Long-range roadway improvements
 - Widenings and new locations
 - Access Management
 - Collector streets

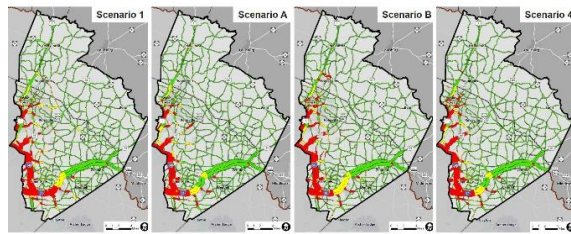


Where are we now?

Evaluation Measures

Metric	Scenario 1	Alt A	Alt B	Alt 4
New Homes in Utility Service Areas	53,475	+19%	+40%	+35%
Average DU Density (du/acre)	1.6	200%	350%	320%
New Homes in Walkable Areas	16,489	-18%	+270%*	+240%*
New Homes near Transit	7,455	+28%	+262%	+233%
Housing Unit Density near Transit (du/acre)	1.9	+74%	+267%	+223%
Employment Density near Transit (empl/acre)	10.6	28%	-19%	-9%
Impact to Farmlands (acres)	35,432	-52%	-75%	-77%
Impervious Surfaces in Watersheds (acres)	199	-6%	+19%	+22%
VMT (miles)	9,552,497	8%	-6%	-4%
VHT (hours)	230,572	-12%	-5%	-4%
Increased Travel Time (min)	438	-22%	-9%	-11%
PM Congested Time (min)	2,492	-1.9%	-1.5%	-1.5%

Scenario Comparisons



NEAS Update

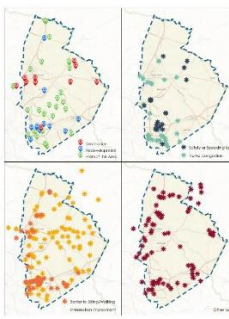
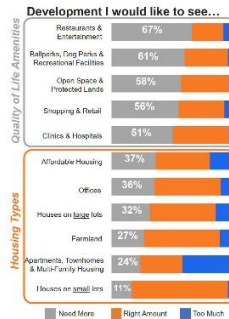
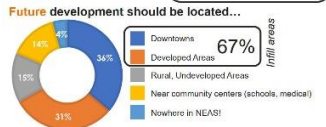
Guiding Principles

- ☐ **Mobility Choice:** Everyone must have adequate transportation service, options, and safe infrastructure
- ☐ **Access = Opportunity:** Convenient and efficient access to destinations of health and recreation as well as transport services will enhance individual opportunities for growth
- ☐ **Redefining Infrastructure:** We must be strategic to improve key corridors and enhance mobility through retrofitting existing infrastructure
- ☐ **Connectivity:** Work with our leadership and the development community to support enhanced connectivity for street and trail networks
- ☐ **Preserving & Enhancing our Open Space:** Protecting sensitive areas are critical to our community, and enhancing active/passive investment in our parks
- ☐ **Balanced Communities:** We strive to build our communities to balance live, work, and play. Placemaking and urban design will enhance opportunities for balance

Summary Output

Virtual Public Symposium





Public Engagement Efforts

Digital Outreach – April 15th – July 31st

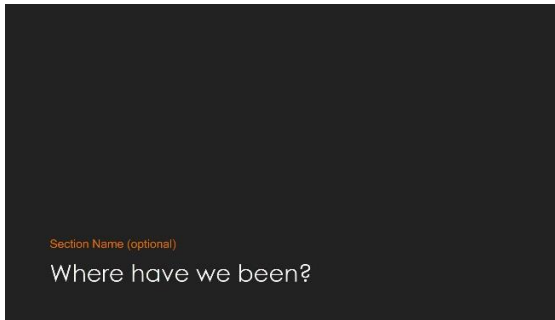
- Interactive Web Map – 344 comments
- Online Survey – 466 Responses
- Project website – www.neasupdate.com/ – 2,900 visits



Virtual Discussions

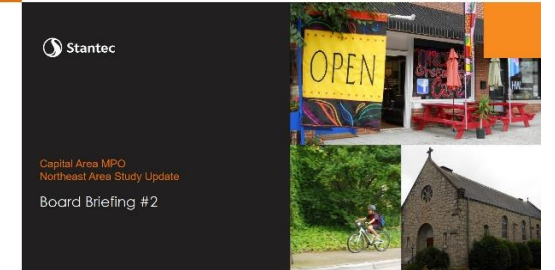
- Stakeholder Interviews – May 21st – 22nd
- Public Symposium – June 9th and 13th
- Core Technical Team Meetings – monthly

Engagement drove the development of the Guiding Principles



Agenda

1. Where have we been?
2. Where are we now?
3. Where are we heading?



Moving Forward

Help us Spread the Word

Next phase of public engagement – Feb/March 2021

1. Are your communities holding public events (farmers market)?
 - Are there opportunities for us to join / share information about the project?
2. Are there other means of reaching members of your community?

Contact:

Brandon Watson
brandon.watson@campo-nc.us
 (919) 996-4397

Timothy stated the pandemic has shifted their personal engagement efforts. They are trying to reach out to constituents for upcoming events. Information can be found on their website. Mayor Flowers thanked Timothy and Mr. Watson for their presentation.

The second item under New Business was a request to rezone for Wiggins Village, Phase 2, from SFR3 to MU1. Mayor Flowers noted the Board has now heard from people who are both for and against the proposed rezoning. He stated the Planning Board voted unanimously to approve the request.

Cordeiro wanted to address a few things. He explained the Planning Board voted unanimously to approve the request to rezone for several reasons. The most important

reason was the very long and arduous process the Planning Board went through for approving the Comprehensive Development Plan (CDP), Youngsville Development Ordinance (YDO), and the Land Use Maps. Cordeiro stated those plans were made for a purpose, so the developer community, and the community at large, will know what the Town intended as far as future zoning decisions. The proposed development is consistent with the Master Plans.

Cordeiro stated the Board encourages civic engagement and appreciated all the comments received this evening. However, some of the comments during the Public Hearing were a bit misdirected, noting the two main concerns were transportation and environmental. He explained traffic issues, including the truck traffic, were not within the purview of the Board, but those decisions were made by NC DOT and could be influenced by the Franklin County Board of Commissioners. Cordeiro encouraged everyone to reach out to NC DOT's Transportation Board and offered contact information. For areas outside of town limits, he recommended engaging with Franklin County Board of Commissioners to assert as much influence as they can with NC DOT Transportation Board to see if NC DOT could allocate funds to the area.

Commissioner Redd noted she lived in town and had children at Cedar Creek Middle School and Franklinton High School. She drives in that area all the time and knows that traffic is awful. Commissioner Redd stated the Town has been working hard in the capacity that they can, however NC DOT is the agency that can move it forward.

Commissioner Redd stated the Board asked for feedback from residents during the CDP process and noted there were several Public Hearings regarding these plans. She stated that was something they pushed forward because they thought that was where the area needed to go and noted the request to rezone does follow that plan. Commissioner Redd agreed the infrastructure needed to be supported and the Board was doing what they can to move forward with that. She stated Youngsville needed alternative housing types, noting it was an important part of growing.

Commissioner Brame stated he lived on the west side of town but both children go to Youngsville Academy Charter School on Hicks Road. They also participate in soccer across the street from Youngsville Academy Charter School. He stated he travels the area in question often and noted that traffic does backup sometimes. It usually takes him four to five minutes to get through town limits but it's not nearly as bad as what he is used to in Raleigh. Commissioner Brame stated traffic issues has been pointed out during his meetings with NC DOT, especially with all the new developments. He explained it was up to NC DOT to make any changes and there was a meeting coming up to facilitate that conversation between Youngsville, Franklin County, and the other municipalities in the area. Commissioner Brame stated they were discussing plans to see what efforts can be put into place to address traffic, including truck traffic.

Commissioner Brame stated he lived in a subdivision that is comparable to Stephens Glen. He noted there were twelve houses in Laurel Oaks that were rental property, which is a good portion of the neighborhood. Commissioner Brame stated there haven't been any issues at this time. As for concerns about people coming into Stephens Glen, he stated that

he sees people from multiple subdivisions walking through public streets all the time, which should not be an issue.

Commissioner Brame noted the developer has taken the concerns of the residents into consideration since they have changed the plans to accommodate them, including adding a fence. He stated only two lots of Stephens Glen adjoin the proposed development.

Commissioner Brame noted the front part of the property has already been cleared, which left a small area to be cleared when compared to the number of trees taken out for Stephens Glen. He stated he remembered driving by his neighborhood when there was nothing but trees. Commissioner Brame stated this was a part of growth, even more with the amount of people living in this area.

Commissioner Hedlund stated he was familiar with the area and took a drive out to Wiggins Village, Phase 1 at Youngsville Academy Charter School. He stated he was pleasantly surprised, noting residents had decorated their property and took pride in where they lived. Commissioner Hedlund stated East Woods of Patterson was now in Phase 5, noting there was a lot of traffic coming through, but they don't notice the increase in traffic anymore. He stated that rerouting the truck traffic is something the Town wants and will help facilitate as much as they can. Commissioner Hedlund realized the TIP was for 40 years but there was a high priority on our topics. He thanked everyone for standing up and speaking to the Board.

Commissioner Redd noted there were a lot of neighborhoods on Cedar Creek Road. She explained that Youngsville Academy had 332 students, adding approximately 332 cars in addition to the other schools. There is a traffic issue in the Cedar Creek Road and Hicks Road area. As much as she would like to wait until NC DOT installs a traffic light, Commissioner Redd stated people can't wait for that traffic light to build. She hoped to be able to work through that soon.

Commissioner Johnson noted the area around Cedar Creek Road and Hicks Road has been a problem for a while. He wondered if there was something the schools could work out amongst themselves to have the timing adjusted to help with the flow of traffic. Commissioner Johnson stated the traffic in the mornings and afternoons was a huge issue and expressed concerns about the new neighborhoods adding to the problem.

Commissioner Johnson stated the Town has been talking about bypasses for the fourteen years he's been on the Board. He explained this was not something that happens quickly. Commissioner Johnson stated he feels for the people in that area, noting he goes through there all the time. He stated everyone wants the same thing, unfortunately that area is a hot spot for development right now. Commissioner Johnson stated he didn't think the Board could affect the growth in that area, as a lot of the development is in Franklin County's jurisdiction. He appreciated the citizens that spoke but stated he wasn't sure if there was anything the Board could do to help ease the problems.

MOTION: TO APPROVE THE REQUEST TO REZONE – WIGGINS VILLAGE, PHASE 2 – FROM SFR3 TO MUI

The motion was made by Commissioner Brame and was seconded by Commissioner Redd. The motion passed unanimously.

The third item under New Business was the presentation of Annexation Petitions; 2021-2 – Marshall Wiggins – 2468 Cedar Creek Road and 2021-3 – Wiggins Village, Phase 2. Hurd presented the Annexation Petitions and explained the locations to the Board.

The fourth item under New Business was to adopt the Resolutions directing Clerk to investigate a petition received under NCGS 160A-31; 2021-2 – Marshall Wiggins – 2468 Cedar Creek Road and 2021-3 – Wiggins Village, Phase 2. Commissioner Redd inquired about police protection in the newly annexed areas. Captain Magsi stated they were looking into the number of houses and noted they may have to add officers. Cordeiro stated the police forces of other towns weren't nearly our size, noting we have almost 50% more officers. This is because the Town has taken a deliberate approach by the Board anticipating growth. When it comes to the police, they will be ready before the calls for service come in. Based on the composition of the Police Department, Cordeiro stated there will be no hesitation about providing police services for these developments. If needed, the Town could build a facility in the area. He explained the Town could purchase land or receive some as part of a developer agreement, to build a substation should one be needed. All newly annexed areas will receive the same high level of service we enjoy today.

MOTION: APPROVE TWO RESOLUTIONS DIRECTING CLERK TO INVESTIGATE PETITION RECEIVED UNDER NCGS 160A-31: 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD AND 2021-3 – WIGGINS VILLAGE, PHASE 2

The motion was made by Commissioner Brame and seconded by Commissioner Johnson. The motion passed unanimously.

The fifth item under New Business was the presentation of the Certificates of Sufficiency for annexations; 2021-2 – Marshall Wiggins – 2468 Cedar Creek Road and 2021-3 – Wiggins Village, Phase 2. Hurd stated everything was in order, including the proper signatures by the owners.

The sixth item under New Business was to adopt Resolutions fixing date of a Public Hearing on question of annexations pursuant to NCGS 160A-31; 2021-2 – Marshall Wiggins – 2468 Cedar Creek Road and 2021-3 – Wiggins Village, Phase 2.

MOTION: APPROVE TWO RESOLUTIONS FIXING DATE OF PUBLIC HEARING FOR FEBRUARY 11, 2021 ON QUESTION OF ANNEXATIONS PURSUANT TO NCGS 160A-31: 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD AND 2021-3 – WIGGINS VILLAGE, PHASE 2

The motion was made by Commissioner Redd and was seconded by Commissioner Hedlund. The motion passed unanimously.

The seventh item under New Business was a Development Agreement for Wiggins Village, Phase 2.

MOTION: TO APPROVE THE DEVELOPMENT AGREEMENT FOR WIGGINS VILLAGE, PHASE 2

The motion was made by Commissioner Brame and was seconded by Commissioner Hedlund. The motion passed unanimously.

The eighth item under New Business was to consider the Interlocal Agreement with Franklin County Public Utilities (FCPU) to execute water and sewer improvements in connection with the Town's Main Street Improvements Project (MSIP). Cordeiro explained the scope of the utility work for the MSIP, noting he was grateful to FCPU for working with us. As the Town is the primary recipient for the grant, it was necessary for there to be an agreement with FCPU so the Town can pay the contractors, then invoice FCPU for reimbursement. Cordeiro stated this will make things easier for contractors.

MOTION: DIRECT THE TOWN ADMINISTRATOR TO EXECUTE THE INTERLOCAL AGREEMENT WITH FRANKLIN COUNTY PUBLIC UTILITIES TO EXECUTE WATER AND SEWER IMPROVEMENTS IN CONNECTION WITH THE TOWN'S MAIN STREET IMPROVEMENTS PROJECT

The motion was made by Commissioner Hedlund and seconded by Commissioner Brame. The motion passed unanimously.

The ninth item under New Business was to amend the Town's Fee Schedule to add an hourly rate for the outdoor basketball court at Luddy Park in the amount of \$20 for in-town residents and \$30 for out-of-town residents. Mayor Flowers explained this would be handled the same way as rental of the baseball fields. People will still be able to play basketball but if they want the courts for the day, they will have to reserve it. Cordeiro stated this was a method for Staff to use should there be a conflict between two parties that want the courts at the same time. He noted it would also help fund maintenance of the court.

Commissioner Hedlund wanted to make sure that someone who wanted to play basketball for a short time wouldn't have to pay. Commissioner Johnson asked how the leasing process would work, such as signage so people will know when the court is available. A Smith explained the reservations would be handled through the Parks and Recreation Department and marked on the online calendar. Phone numbers are available should there be any conflicts regarding the court. Cordeiro noted the calendars on the Town's website would be available to anyone that wants to check the schedule. He stated Parks and Recreation Staff would be able to resolve disputes. Cordeiro stated the Police Department may also be able to help resolve disputes after hours and weekends.

Commissioner Redd inquired about rental hours. A Smith stated they can rent the court for whatever hours they need. Mayor Flowers explained outside entities have been using the court for the entire day and residents have been unable to play basketball because of these organizations. This system will help to open the court for other people to use. Commissioner Redd stated it was unfortunate that out-of-town organizations were causing our residents to have to pay to use the court. Cordeiro felt this was the best legal method the Town has and agreed it was unfortunate.

MOTION: TO AMEND THE TOWN FEE SCHEDULE TO ADD AN HOURLY RENTAL RATE FOR THE OUTDOOR BASKETBALL COURT AT LUDDY PARK IN THE AMOUNT OF \$20 FOR IN-TOWN RESIDENTS AND \$30 FOR OUT-OF-TOWN RESIDENTS

The motion was made by Commissioner Brame and was seconded by Commissioner Johnson. The motion passed unanimously.

The next item on the agenda was Reports and Other Business.

Cordeiro stated NC DOT approved the utility plans for the MSIP. Now they are waiting on additional feedback on the updates. They are also working on a signaling plan but there is still some work that needs to be done. Cordeiro stated they wanted to have as minimal disruption to traffic as possible. He stated bids should go out in February and begin construction within two months afterwards.

Cordeiro stated the Public Works facility is now estimated to have a move in date of June. The extremely wet weather has delayed the project by creating some issues onsite.

Commissioner Hedlund stated there was a road clean scheduled for February 20th. He hoped to get out of town roads maintained and cleaned as well. The key is to get businesses and organizations to adopt the roads. Mayor Flowers stated he's noticed a lot of litter lately.

Patton-Motluck stated she had nothing to add to her report.



Town of Youngville Finance Report

To: Youngville Board of Commissioners
From: Kari Patton-Motluck, Finance Officer
Date: January 9, 2021
Re: Finance Report – December 2020

During the month of December, there were:

- 78 checks written and electronic payments made totaling \$162,018.14
- 1052 deposits recorded totaling \$396,860.93
- Our Current Debt Issuance:
 - Vehicle Loans – total balance \$429,105.83
 - Street Loan – total balance \$170,561.31
 - Public Works and Town Hall Loan – total balance \$145,500.42
- Town's Debt Changes:
 - New construction loan reimbursement number one from Union Bank was processed in December 2020 in the amount of \$145,500.42. This reimbursed the town for invoices incurred for the public works and town hall project since January 2020. This was the first draw on the new construction loan. The first interest payment of \$252 will be due in February 2021.
- Items of Note:
 - North Carolina Capital Management Trust notified the town they would no longer be offering the Investment in Term Portfolio account. The balance in the account of \$276,808.35 was transferred to the North Carolina Capital Management Trust Debt Set Off Operating Cash account as a result. Please see page 10 of in your financial statement packet for this change.
- Capital Improvements Plan
 - Public Works Facility and Town Hall Renovations – Site work and design work continues

Mayor Flowers read the Youngville Fire Department Report.



YOUNGSVILLE FIRE DEPARTMENT

803 Wheaton Ave, Youngville NC 27596

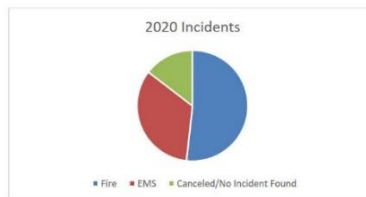
919.556.6899 – Headquarters

www.yvfd.com

December 2020

Total Incidents: 2020	937
Total Incidents: 2019	1096
Change in 1 year for same period	-14.5%

Total Incidents: December 2020	78
Total Incidents: December 2019	106



Updates:

1. YFD continues to be on COVID restriction status.
2. You can note the reduction in incidents during 2020. This is directly related to the pandemic.
3. Annual Report for 2020 will be out in the next month.
4. We have begun staffing Station 2 at night, Monday through Friday with 2 volunteer duty crew positions. This is to further expand our service to the community through reduced response times.

Submitted by Assistant Fire Chief Justin J. Graney

A Smith stated he had nothing to add to his report.



**Town of
Youngsville
Parks and Recreation**

From: Andrew Smith, Parks and Recreation Director
To: Youngsville Board of Commissioners
Date: January 14, 2020
Subject: Parks and Recreation Department Month of December Report

Please find below a summary of the parks and recreation department's activity during the month of December 2020.

- Recreation programs
 - Ornament decorating class
 - Event was successfully held on the evening of Friday, December 18th
 - 9 people were in attendance: up from 5 the previous year
 - Holden Hartzog ran the event
 - Spring baseball
 - Registration will open on January 11th
 - Season will begin in March
 - Spring adult kickball
 - Registration will open on January 11th
 - Season will begin in April
 - Open art night
 - Registration is currently open
 - Event will take place on January 22nd
- Facilities maintenance / capital improvements
 - On February 5th and 6th, we will be conducting field renovation work on Fields 2 and 3 at Luddy Park
 - Dirt will be added to both fields and the outfields will be seeded.

Klinger stated there were upcoming projects on the corner of Cedar Creek Road and Hicks Road. Plans should be brought before the Board in a couple of months.



**Town of Youngsville
Planning Staff Report**

To: Youngsville Board of Commissioners
From: Erin Klinger, Planning and Zoning Administrator
Date: January 6, 2021
Re: Planning Staff Report – December 2020

During the month of December, there were:

- 5 permit applications submitted and issued: 2 for new homes, 1 for an accessory building, 1 for a new wall sign, and 1 change of use permit.
- 3 certificates of compliance were issued.
- Three notices of violation were sent for off-premise signage and signs that were in disrepair.

Captain Magsi noted numbers were lower than this time last year.



Youngsville Police Department
Post Office Box 190, Youngsville, North Carolina 27596
Phone: 919.925.3401 | Fax: 919.925.3403

MONTHLY REPORT
DECEMBER 2020

CALLS FOR SERVICE

The Youngsville Police Department recorded 389 calls for service during the month of December compared to 563 calls during the same month last year. Of the 389 calls for service, 21 reports were taken, and 103 citations were issued.

There were no critical incidents this reporting period.

MOTOR VEHICLE COLLISIONS

During December 2020 the Youngsville Police Department investigated 5 motor vehicle collisions compared to 7 the same month last year. There were no injuries reported as a result of these collisions.

PATROL OPERATIONS

During this reporting period officers recorded the following activities:

Citations	106
Charges	152
Warnings	37
Business Checks	360
Neighborhood Checks	374
Foot Patrols	119
Training Hours	69



Youngsville Police Department
 Post Office Box 190, Youngsville, North Carolina 27596
 Phone: 919.925.3401 | Fax: 919.925.3403

Officers recorded the following total patrol activities for year 2020:

Citations	1193
Charges	1590
Warnings	542
Felony Drugs Charges	20
Misdemeanor Drug Charges	34
DWI	4
DWI Under 21	0
Warrant Services	37
Felony Arrests	21
Misdemeanor Arrests	17
Business Checks	3187
Neighborhood Checks	3496
Foot Patrols	1239
Training Hours	695.75

COMMUNITY POLICING

- The Youngsville Police Department assisted with the Town of Youngsville’s annual Christmas Tree Lighting Event and Christmas Parade.
- On December 10, 2020 YPD held an American Red Cross Blood drive at Faith Baptist Church. There were 39 appointments which collected 33 units of blood which surpassed the event goal of 25 units.
- The Annual Shop with a Cop Event was on December 15, 2020. Ten children participated in the program. The night began at the Community House with a holiday meal that was provided by The Lemon Tree restaurant in Wake Forest. Afterwards, the officers escorted the families to the Louisburg Walmart and shopped with the children. The night concluded at the Community House where the families were given a take home holiday meal provided by The Lemon Tree.
- YPD participated in our inaugural Shop for Children Program following Shop with a Cop. We selected three additional families (10 children) from the Shop with a Cop nominations to participate. A parent provided a list of items each child needed following Shop with a Cop guidelines to include clothing, coats, socks, and shoes. On December 21st, Administrative Specialist Pippin and volunteers purchased the items along with wish list



Youngsville Police Department
 Post Office Box 190, Youngsville, North Carolina 27596
 Phone: 919.925.3401 | Fax: 919.925.3403

toys from Walmart. The clothes and toys were gift wrapped and delivered to the families on December 22nd and 23rd by Youngsville Police Officers.

ADMINISTRATIVE TRAINING AND ACTIVITIES

- Officer McAdams completed her EMT re-certification.
- Captain Magsi graduated from NC Justice Academy’s Police Leadership Institute.

Cordeiro introduced Attorney Katie Barber-Jones of Hartzog Law Group. He explained Attorney Cohen has moved on and Attorney Barber-Jones has taken over as the Town’s assigned attorney. Attorney Barber-Jones stated she was excited to have a chance to serve the Town. She looks forward to being able to meet in person. Attorney Barber-Jones stated she has loved working with Staff so far, noting how effective they were. Mayor Flowers thanked her and welcomed her to the team.

Hurd stated she had nothing more to add to her report.



Town of Youngville
Memorandum

To: Board of Commissioners
From: Emily Hurd, Tax Collector
Date: 1/11/2021
Re: Monthly Tax Collection Report
End: Collections Rate Report

Please review and approve the below report of the December 2020 releases, adjustments, refunds, and tax collection report.

- Total release amount for December 2020 - \$0.00
- Total adjustment amount for December 2020 - \$0.00
- Total refund (overages) amount for December 2020 - \$0.00
- 2020 Taxes were due on January 5th and 2% interest accrued on January 6th. Please note that we do accept postmarks.

As of December 31st, we have collected 99.46% of 2019 property taxes and 89.60% of 2020 property taxes.



Please do not hesitate to contact me if you have any questions or need more detailed information.

Mayor Flowers stated the Board needed to go into Closed Session in order to preserve Attorney-Client Privilege, NCGS 143-318.11 (a) (3).

MOTION: TO GO INTO CLOSED SESSION IN ORDER TO PRESERVE ATTORNEY-CLIENT PRIVILEGE – NCGS 143-318.11 (a) (3)

The motion was made by Commissioner Brame and was seconded by Commissioner Redd. The motion passed unanimously. After a short recess, the Board entered Closed Session at 9:14pm and exited at 9:22pm. Mayor Flowers stated no action was taken.

The meeting adjourned at 9:23pm upon a motion made by Commissioner Redd, seconded by Commissioner Hedlund, and approved unanimously.