



# Town of Youngsville

Board of Commissioners  
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## MINUTES BOARD OF COMMISSIONERS

OCTOBER 28, 2019  
6:00 PM

### SPECIAL CALLED MEETING YOUNGSVILLE DEVELOPMENT ORDINANCE

#### YOUNGSVILLE COMMUNITY HOUSE

Mayor Fonzie Flowers called the Special Called Meeting of the Town of Youngsville Board of Commissioners to order at 6:00pm. In attendance were Commissioners Catherine Redd, Graham Stallings, Larry Wiggins, and Joseph Johnson. Commissioner Terry Hedlund was not in attendance. Others in attendance were Town Administrator Phillip Cordeiro, Town Clerk / Tax Collector Emily Hurd, Town Attorney Edward Bartholomew and Assistant Planning and Zoning Administrator Erin Klinger. A representative from the Franklin Times was also present.

Rick Flowe, N\*Focus, thanked everyone for coming out. He noted that he has been in North Carolina for over thirty years. He explained that he works with small towns to help them get ready to deal with growth. Mr. Flowe explained the Town began working on this project, the Youngsville Development Ordinance (YDO), a couple of years ago to help develop a plan for the future. Having a plan for growth helps the Town make informed decisions, creating a win/win situation for everyone. The five key wins include property owners, residents, businesses, the environment, and leadership. Mr. Flowe stated they want plans that make sense and focus on areas that make sense to develop. There was no need to have unrealistic rules and regulations.

Mr. Flowe noted the current Zoning, Subdivision and Flood Damage Prevention Ordinances were written in 1993. These are the main three ordinances that affect developing property in Youngsville. When subdivisions in our area picked up, it was discovered the ordinances do not have the kind of standards and specifications to make things clear or easy for developers and local leadership. In order to update the ordinances, he needed to look at the plan to see if the Town has tools in place. That first step was the Comprehensive Development Plan (CDP), which was adopted in March of this year. The CDP is the guiding tool and zoning is where you are today. Mr. Flowe gave an example using the building of a dream home.

Mr. Flowe gave a quick rundown of the process. He noted they interviewed business owners to get a perspective on the street, especially in downtown. Mr. Flowe stated that local businesses know a lot about what is going on in Youngsville. He felt he received good feedback on what is important to the people in this area. Mr. Flowe also met with civic organizations to get more information about the community.

Mr. Flowe stated that once the plan was adopted, then we knew how we needed to get there. The CDP basically gives them the guiding tools. He noted the Planning Board met twice a month for more of the year to work through the YDO. Mr. Flowe explained the process by the Planning Board, noting their roll is to plan for the future. They were directed to set aside personal preferences, along with current issues, to come up with that vantage point. Mr. Flowe explained it was the Board of Commissioners' role to look at the here and now. He stated the Planning Board gave them their best estimate of the feedback about the future and the Board of Commissioners will make the decisions by not only looking at the future, but also looking at where we are. That is how the best decisions are made by local leadership. Mr. Flowe stated that we want to create a system that separates the Planning Board from politics, to make it about how to move the community forward.

Based on the growth that is heading our way, especially along US #1 Highway, Mr. Flowe stated that Youngsville is going to change. He stated we need to decide how we want it to change. The three obvious choices are to preserve and protect what we have, grow in a fashion that is desirable, or just not care. Youngsville has chosen a combination of preservation and growth in a desirable fashion. The Board is looking at how best to protect the small town feel while best accommodating change.

Mr. Flowe stated the zoning map is a snapshot of where we are today and for the immediate, near-term future. This includes things they know about based on the developers that have met with Staff. Other than that, they tried to do the right thing. Mr. Flowe explained some of the zoning choices, while noting that some of the proposed zoning would help to reduce tax bills until it was time to develop the land. He stated the CDP shows where Youngsville is heading, noting that zoning is the specifications that apply to today. Mr. Flowe noted that if someone wanted to develop a farm into a neighborhood, then a zoning change that matches with the plan should be a straightforward, easy approach.

Mr. Flowe stated the Town met the requirements for notification. A copy of the Planning Board approved Draft YDO was available for the public at Town Hall for about a month. A half-page advertisement ran in the Franklin Times twice and letters were mailed to non-local owners. Mr. Flowe showed the advertisement and noted the letters were the exact same as the printed advertisement. He read the Certification of Public Notice.

#### *CERTIFICATION OF PUBLIC NOTICE*

*On October 9, 2019, copies of the same notice published in the newspaper were mailed via USPS first class mail to 246 property owners within the Youngsville jurisdiction with non-local address on record.*

*On October 17<sup>th</sup> and 24<sup>th</sup>, 2019, the Town of Youngsville published advertisements meeting the ½ page requirement in the Franklin Times newspaper having general circulation within the affected area.*

*Signed by: Emily Hurd, Town Clerk and Erin Klinger, CZO, Planning and Zoning Officer.  
(Signatures on File)*

The new YDO, taking into account the CDP, has several differences from the old Ordinances. The creation of a civic district for churches, schools, government, etc. now gives the same set of standards and regulations. Previously, churches and schools could potentially have different standards and regulations depending on the zoning district they were located in. The new civic district allows for equal treatment. Mr. Flowe noted properties in this district were also tax exempt.

Mr. Flowe noted another big change included the creation of several different types of Residential districts. The density allowed is the biggest difference between them. Mr. Flowe stated they looked at how the development community works and what drives the costs. He stated they tried to keep things reasonable for developers to create quality neighborhoods. The new YDO is set so that developers, along with the community, can succeed.

Mr. Flowe stated they created a second Mixed Use (MU) district. The old MU district included everything. One MU district is more intense while the second MU district is less. This allows for a transition area away from heavy duty areas as they start to border neighborhoods.

Mr. Flowe stated they had also created a downtown district that was more about being a downtown. He noted that if you want success, then you need to create an environment for it. Towns need a downtown that is easy for people to access. Trends suggest people want simplicity and choices, both for young adults and seniors. If we don't have these choices, then we will find that seniors will move out of Youngsville and we won't be able to attract young adults to our community. Mr. Flowe stated there was an option in the YDO that will allow for developers to create another downtown style area where people can live and work. He noted that people are not all going to stay in the big cities. They are getting tired of apartments and are no longer interested in cul-de-sac type neighborhoods. People want homes with a small yard that is close to activities. Youngsville needs the right tools, so they do not get forced into something they do not want. Mr. Flowe noted the Town won't always need to use the whole YDO, but the rules and regulations will be there when they are needed so the Town won't have to compromise.

Mayor Flowers thanked Mr. Flowe for his overview of the YDO. He asked that everyone wishing to speak sign in. Mayor Flowers noted speakers would be allowed three to five minutes per speaker to allow time for everyone. He noted that all questions will be taken and answered after the time limit has been reached.

Cliff Rogers, Rogers Group in Kittrell, noted he owns the only mobile home park inside of town limits. He explained that he purchased the property a couple of years ago and noted

that it had been mismanaged. Mr. Rogers stated he has invested heavily in the mobile home park, replacing the mobile homes and using permanent foundations. His hope is to make this a community to serve people who can't afford the newer homes, especially for local employees. Mr. Rogers noted it has worked well so far and is pleased with the way it is coming along. Moving forward, he will continue to do his best to make sure it is managed well and will continue to work with the Town.

Mr. Rogers thanked the Board for all the advertising, as he noticed it in the Franklin Times. As the map was hard to read, he went to Town Hall to look at a larger map. Mr. Rogers expressed concerns that the proposed YDO would not allow him to replace the mobile homes with something nicer. He explained that he did not wish to expand, however he would like to continue replacing older models with newer ones on permanent foundations. Mr. Rogers asked the Board to consider supporting what they have done over the last two years. Though the mobile home park offered affordable housing, they did not offer subsidized housing. Mr. Flowe stated there were several different versions to the policy and noted the YDO included the most restrictive. He explained that outside of mobile home parks, there were provisions to replace existing units. Mr. Flowe stated the language could be changed to allow for replacements but restrict the ability to expand. He noted the choice was up to the Board.

David Moss, Raleigh, handed out a map concerning an approximately 63-acre tract of land east of the railroad tracks. This property connects from Winston Street to Fleming Road. He explained that 1/3 of the property is currently zoned MU and the other 2/3 is zoned Residential / Agricultural (RA). Mr. Moss noted he is a builder that has been active in Youngsville since the early 1990s. He proposed changing the property to 1/3 Residential Main Street Transition (RMST) and 2/3 MU. Mr. Flowe stated there is a tool for this type of development called the Traditional Neighborhood Development Overlay (TND), which can be applied to either a residential or MU district that creates the ability to establish a "little village" while also allowing for intensifying the density. TNDs do not have a base zoning district but are approved upon the submittal of a plan to the Planning Board. Mr. Flowe wanted to bring that to Mr. Moss' attention as an alternative to the request to change the zoning as he felt it would be a better option since it gives more flexibility. Mr. Moss reiterated his request for 1/3 RMST and 2/3 MU. He stated he was a quality builder and noted he developed Cottage Court. Mr. Moss stated he looked forward to continuing working with Youngsville. Commissioner Redd asked if there was a plan in place, and Mr. Moss stated no. Commissioner Redd wanted to clarify that he wanted to make sure the zoning was appropriate for when he was ready, and Mr. Moss stated yes.

Steven Hayes and Dave Harney both spoke for the same development. Mr. Hayes noted he was a lifelong resident of Franklin County and has businesses in Youngsville. He explained they were working on a parcel of property on Fleming Road, approximately 65 acres. Mr. Hayes explained they started working on this property in 2015 and met with Staff at that time and met with Klinger recently. He requested that zoning for that acreage stay MU.

Mr. Hayes explained the history of the project, noting they were unable to move forward due to restrictions by Franklin County Public Utilities (FCPU). This development will

include residential with some commercial. As Mr. Flowe stated earlier, you base your information on the facts that you have available and plan for the future. That is what they did back in 2015 and 2016. The only reason they have been unable to move forward was because of the water allocation from FCPU. Mr. Hayes noted they were unable to get permits as they would have expired before FCPU allowed them to build on the lots. He asked the Board to consider allowing the parcel to retain the current MU zoning.

Mr. Hayes stated there is a lot of money at stake, explaining they spent close to \$1,000,000 to install a pump station that includes these lots. He noted they must build at the pace set by FCPU. They already have Phase 1A and 1B and are now working on Phase 2. However, all their plans were based on the current MU zoning.

Attorney Bartholomew joined the Public Hearing.

Mr. Hayes referred to a handout that explained the situation, including maps. He noted they only want to use the property as they had originally planned. Mayor Flowers thanked both Mr. Hayes and Mr. Harney for getting the information to the Board. Mr. Harney reiterated how much money they have already invested in the project based on the 2015 conversation. Losing the current zoning would be a devastating blow. Mr. Flowe stated it was great information but noted the Planning Board had been unaware of the project still being active. He explained the recommended zoning district was to help reduce the burden on the property owners until the utilities were installed. Mr. Flowe noted the CDP does plan for future residential in that area and can be rezoned closer to when they start building. He reiterated they were not aware of the project when creating the proposed zoning.

Mr. Hayes also noted TIP projects were not mentioned. He explained they have funded several studies, including Highway #1, and have gathered a lot of data, to incorporate into this project. This has added to the costs of the project, not to mention the amount of time involved. Mr. Hayes asked again to keep the current MU district. Mr. Flowe explained the current MU district would go away and would be replaced with one of the two proposed MU districts. He stated another option would be the TND and gave a brief explanation of how it would work. Mr. Flowe stated the TND gives more flexibility. He noted the two main options were to choose one of the new MU districts or do a TND. He stated there were great tools in the YDO. Mr. Harney stated they were willing to work with the Town to find a solution that will work for everyone. Mr. Flowe noted it would be easier for developers to go through the process just the one time, then any minor changes can be done at Staff level. Mr. Hayes noted the pump station was already installed with the capacity including the 65-acre lot. He asked again that the Town work with them to make sure they can hit their numbers based on the current design.

Tom Parrish, Fleming Road, stated that he grew up in Youngsville then retired here. He stated he owns a small farm on Fleming Road. Mr. Parrish stated he found out about the Public Hearing by word of mouth. He explained that area on Fleming Road has always been RA. Mr. Parrish stated he was pro-Youngsville and believed in planning for growth but felt that changing RA to AG is not going to help the planned growth here. Mr. Flowe explained the new AG district and the old RA district are basically the same, it has been slightly rebranded under the new ordinance. Mr. Parrish asked if there were going to be

restrictions on housing and Mr. Flowe stated AG requires larger lots and explained the reasoning behind the changes. Mr. Flowe stated the proposed zoning would help in retrofitting for sewer, making it more economically practical. He stated that he has been in situations with other towns where they tried to retrofit sewer to one acre lots and it is extremely expensive. Mr. Parrish wanted to clarify most expenses came with the infrastructure. Mr. Flowe explained the CDP recognizes the area will become subdivisions at some point in time. However, they are currently zoned for a lower tax rate to help save money until a developer is ready to build. Mr. Parrish stated it looked as if the Town was going backwards by not planning for the higher density. Mr. Flowe reiterated the CDP maps do show the planned growth with higher density. He stated they were not backing off, it is just all based on timing. The property can be rezoned when developers are ready to use the property and the infrastructure is in place. However, if we zone for the high-density residential at this time, property owners will be paying higher taxes for something they don't actually have. Mr. Flowe stated they were trying to help the taxpayers out. Mr. Parrish stated he did not agree as he was concerned about the planned growth. He stated if we were truly planning for growth, he felt a plan for the infrastructure should be included. Mr. Flowe stated the Town was not backing off the growth. He explained this was all based-on timing. For example, it could be up to ten years before sewer becomes available to certain properties. If these properties were zoned for a higher density, the property owners would be paying higher taxes for ten years on property that can't currently be developed. Mr. Flowe noted that if the property was zoned AG, but the CDP showed future residential developments, then when sewer becomes available, it becomes a clear decision for the Board as to rezoning the property. Mr. Parrish stated that it sounded like we were kicking the plans down the road and Mr. Flowe reiterated they were trying to help the tax payers out. Mr. Parrish noted that if the land was on a land use tax deferral, the taxes didn't matter. Mr. Flowe stated that future use won't affect taxes, but zoning will.

Allen White, Louisburg, stated he was also representing Curtis and Phillip White. He explained they owned over thirty parcels that would be affected by the proposed zoning changes. Mr. White inquired about the process for changing the zoning map. Mr. Flowe explained that rezoning property would change the zoning map. However, the zoning map is a component of the YDO. When replacing the whole ordinance, it includes either replacing the zoning map or keeping the current map. Mr. Flowe explained it was not a separate item when doing a new ordinance. Mr. White asked if the new ordinance was being used to rezone parcels and Mr. Flowe explained that zoning designations were being changed, including some standards. This will happen as one large scale project. Mr. White asked who determines how each parcel was zoned and Mr. Flowe stated that he, Staff, and the Planning Board had worked on this collaboratively. Mr. White asked if any of the Board, Staff, or Planning Board had their property "down-zoned" or zoned to be less appealing and Mr. Flowe stated they did not look at ownership, only at the CDP. Mr. Flowe stated that the Board, Staff, and Planning Board members were treated like everyone else. Mr. White restated his question and Mr. Flowe stated that he did not know. Mr. Flowe stated that every property changed some, either up or down.

Mr. White asked what the correct avenue was if property owners did not like the proposed zoning and Mr. Flowe stated the property owners would need to come in, identify the properties so that Staff could look at what they were suggesting. Mr. White asked if there

would be further discussions, and would those discussions be with Staff or in another public forum and Mr. Flowe explained further public discussion could be held at a work session or regular Board Meeting. Mr. White asked where we were in the process, noting he owns three businesses in town but wasn't asked for input nor did they receive notification. He felt there was not enough outreach. Mr. Flowe stated he had a spreadsheet of the businesses that were contacted and noted that sometimes it was staff they spoke with instead of the business owners.

Mr. White expressed concerns about his property along Capital Boulevard, noting they were talking to several banks and named stores. He explained the process was lengthy and confidential. Mr. White felt the proposed zoning was highly restrictive based on what they believe to be the best use of the property. Mr. Flowe explained the proposed zoning was based on the information at hand. He noted the purpose of this Public Hearing was to get feedback. Mr. Flowe stated they were not opposed to changing the zoning. Mr. White noted they have made significant investments in the area to get the project off the ground. He reiterated they had no input during the process. Mr. Flowe reiterated they had no knowledge of the project and stated the more Staff knows the better they can do. Mr. White felt that more outreach needed to be done, especially when moving large pieces of land to new zoning districts. He wanted to speak more about the new districts, specifically SFR3, MU and Industrial. Mr. White stated that when huge acreages were blocked off, there was still a need for pods and transition areas. He felt this was too large of a transition area and tied up too much property. Mr. White proposed the area, including around Fish Stallings, be reclassified to be less restrictive. Mr. Flowe requested they get all the information to Staff, noting that Staff does not share confidential information. Cordeiro explained the YDO sets forth the process to make changes to the zoning map. The process starts with Staff, particularly Klinger, but ends with the Board. Cordeiro asked that people bring their concerns to Town Hall so they can work towards a solution. He reiterated that Staff understands that some discussions are confidential. Cordeiro explained that General Statutes allow for the Board to go into Closed Session to discuss some economic development situations. There are several avenues that can be taken to protect confidential information. Mr. White stated they already have the State involved with some economic packages and they don't want to lose the deal. He reiterated he felt more outreach could have been done, especially asking property owners if they had projects in the works. Mr. Flowe stated they did their best but obviously missed some and apologized.

Bill Moss, Raleigh, stated he owned property with his brothers on Hicks Road. He stated the day was coming that the best use for that property will no longer be agricultural. Mr. Moss stated the property was currently zoned RA and asked the definition of agricultural be changed or their property be rezoned to a different category.

Mr. Moss wanted more information regarding the process as he felt it was important. He sensed that no one in a leadership role in Youngsville wants to force the community to accept changes without a by-in. Mr. Moss stated the Public Hearing was a good first step to gather more information. He understood that Staff and the Planning Board have put in a lot of time. Mr. Moss stated that Mr. Flowe has repeatedly said in response to other comments that "he didn't know" and stated that of course they didn't know. That is the purpose of this Public Hearing.

Mr. Moss stated that his number one fear was the Board would vote in two weeks and the concerns of the community at large would be ignored. He understood that the zoning can be changed but it is time consuming, expensive, stressful, and problematic. Mr. Moss stated that it doesn't have to happen if the process is right, but no one is sure of what the process is. He also expressed concerns about the upcoming election putting new members on the Board and wanted to know if the adoption of the YDO would happen before or after, especially since the public is talking to the current Board. Mr. Moss also inquired about the process and the flow of information, noting it needed to take place in a manner that is positive for the entire community. He stated his sense was that Youngsville understands that it is in a place and time where there needs to be a public perception outside of Youngsville among developers and investors that Youngsville is a place where you want to be. Mr. Moss stated that the proposed zoning could be misinterpreted that Youngsville is happy as we are, and we don't want development to come here. He urged the Board to create a process that is positive and allows as much input that is reasonable. Not only is this a community in a position to buy into how this is taking place but that the message goes forward outside of this community that Youngsville would be a good investment.

Carolyn White, NC Highway 96 East, stated that she was not notified of this meeting, she only found out through word of mouth. Mrs. White showed Mr. Flowe where she lived on the map, noting it was changing from RA to AG. She asked Mr. Flowe what this would mean for her property. Mr. Flowe stated there would probably be no change for her as residential was a basic use in AG. He explained if people owned larger tracts that were not ready for development, this would allow them to continue to enjoy their large property until it was ready for future development. Mr. Flowe felt that most of the AG in her area would be changing over within the next decade. AG districts help to preserve the current use of the property. Mr. Flowe reiterated this should have no effect on her property.

Gerald White, NC Highway 96 East, stated he did not receive notification of this meeting either. He asked if agricultural uses would be allowed in SFR1. Mr. Flowe asked if he was currently using his property as agricultural and Mr. White stated yes. Mr. Flowe recommended he come in to request it be changed to AG. He stated it would be easy to modify the map for that location.

Curtis White stated he appreciated the Board's time and their attention to the stake holders affected by these changes. He noted he lives a mile away but has lived in the area his whole life. Mr. White stated he received a notification at one of his businesses but not at the others. He felt there was a problem with the notification process.

Mr. White explained he owned over thirty properties and the changes were astounding. Most of his properties were in the old MU district, and he felt they were being significantly reduced by the new zoning. This change is detrimental to him, his family, and his partners as they have been working on this project for years. Mr. White felt these properties were the most important, and expensive, properties in Youngsville. He noted they are located along US #1 Highway and Holden Road. They have invested millions, over a twenty-year period, assembling these properties. Mr. White stated they have just recently purchased some of the Holden properties. He stated the property needed to be zoned MU2 instead of

MU1 and residential. Mr. White stated the proposed zoning was not a win/win for him and his partners and hoped the Board would help. He explained they were looking at putting in a shopping center and a major commercial center, along with a Planned Unit Development (PUD). The proposed PUD will consist of ninety-nine 55 and older active adult community. Mr. White explained the firm they have hired met with Clark, including receiving an email from Clark that states what was allowed in that zoning district. He stated his property was being “down zoned”, making the property less valuable. Mr. Flowe reminded those in attendance that the proposed zoning has not yet been adopted. Mr. White asked the Board not to adopt the proposed zoning until the major stakeholders have had a chance to speak.

Mr. White agreed with Mr. Flowe that it is important what the Town does but felt there have been some mistakes. He stated there have been numerous attempts to purchase his properties and he would not allow it. Mr. White reiterated he’s been working on this for twenty years and noted there was nowhere else to put a shopping center.

Mr. Flowe asked what zoning was preferable for these properties and Mr. White felt MU2 would be best, noting that some could be commercial. Mr. Flowe asked Mr. White to give him the information on the properties so he can share them with the Board before they vote. Mr. White reiterated his concerns about the confidentiality of this information.

Jim Moss, N College Street, stated he was a lifelong resident. He noted that some Youngsville families have been paying taxes for generations. Mr. Moss stated he first learned the gist of what was going on about four to five days ago. His understanding, when we first started out, was for long range planning, which needed to be done. Then he wrongly anticipated there would be a tweaking of the Zoning Ordinance, not completely rewriting it. Mr. Moss stated people have borrowed money for plans and properties based on the previous zoning.

Mr. Moss stated he felt the AG district has become obsolete and takes zoning down 88%, especially concerning lot sizes. When asked what the minimum size in AG, Mr. Flowe explained for new lots there would be 2.5 the way the draft YDO is written, unless the owners used the Mini-Farm Option. Mr. Moss felt that at maximum density, this turned property into a wasteland as it is currently written. He wondered if anyone other than Mr. Flowe understood these ordinances and felt that gave Mr. Flowe a franchise on the YDO. Mr. Moss stated he felt the draft YDO was akin to practicing law. To him it was a severe taking. He noted he had a copy of the current zoning map and felt the proposed zoning map had more spot zoning. Mr. Moss reiterated this seemed to be a major step backwards.

Mr. Moss pointed out the new zoning map also deletes some acreage from the ETJ. He noted that some of it may be warranted but the area on the south by Wake Forest benefits Wake Forest more than Youngsville. Mr. Moss stated there needed to be some reasonable exchange of benefits when dealing with Wake Forest. He noted the areas along Gilcrest Farm Road were covered in our old zoning map but not in the new one. Mr. Moss felt that more can be done under the old zoning rather than the new zoning.

Mr. Moss stated it felt as if property was targeted as well. He stated the taking is not evenly applied. Mr. Moss tried to convey that it felt like having 70% of future potential slashed away. He stated these issues needed to be fixed. If there is a case for wholesale revision, then property owners need to understand what it is. Mr. Moss noted the Board has been very good regarding the historic downtown area but stated the new district is almost double. He recommended a workshop where people were not held to a time limit.

Daniel White, Wake Forest, inquired about the process and the timeline. Cordeiro explained that Staff and the Planning Board have been working on this for over a year. The Planning Board has been meeting twice a month and their meetings are always open to the public. The CDP was adopted by the Board on March 14<sup>th</sup>. Cordeiro stated the entire process was designed to express to the development community where Youngsville would like to develop next. He explained Staff can only focus on information that is available to them and noted they were learning of new projects tonight. To help the community understand, Cordeiro stated don't focus on everything, because when you focus on everything, sometimes you focus on nothing. Locations that we think we can provide services and where new homes will be located was how some of the zoning was placed on the map. This is a comprehensive process with no predefined timeline. Cordeiro explained it was up to the Board on how they wish to proceed but he recommended a work session to be scheduled to collect more information. He stated the Board has not yet decided when they will vote on the proposed YDO. This Public Hearing is just a step in the process and reiterated there was no predefined timeline.

Cordeiro suggested that Klinger and Clark work with people that have concerns so modifications can be made to the proposed map. Mayor Flowers agreed and stated the whole premise was to get this information. He explained the Board already had one work session that very few attended.

Mr. White expressed concerns about the notification process and requested that better notifications be sent next time. Mayor Flowers reminded everyone the new website was active and the information was available online as well as the advertisements in the Franklin Times. Cordeiro and Hurd explained drafts and notices were also available on the old website as well.

Attorney Bartholomew stated the Town followed all the Statutory regulations on notifications, including running the advertisement in the local newspaper. He explained the only place you can potentially get notice for a comprehensive rezoning would be through the newspaper. The website is just a bonus for more access. Attorney Bartholomew stated there are some mail requirements for specific reasons. Attorney Bartholomew stated he will continue to make sure the mailing requirements are met.

Commissioner Stallings stated that a lot of effort had been put into the YDO by the Planning Board and N\*Focus. He noted that it seemed like a lot of the material was copied from other small towns. Commissioner Stallings stated that we have needed the help of N\*Focus but recommended that we work with the Planning Board and use N\*Focus as a backup. He felt that we missed the boat somewhere.

Commissioner Johnson stated that a lot of people did not receive notice and he doesn't like to blindsides people. He acknowledged the requirements were followed. Commissioner Johnson stated there was a lot of things going on in our area that are significant to property owners. He felt it was common courtesy to let them know. Commissioner Johnson stated he wanted to make the best decision for the people here, but he also wants Youngsville to grow accordingly as well. He assured the people in attendance the Board wants to do the right thing and will not vote in two weeks. Commissioner Johnson urged attendees to stop by Town Hall and talk to Staff. He stated we will do the proper thing for everyone involved.

Mayor Flowers appreciated everyone coming out as he understood that it was not easy to speak in public. He stated the Board would certainly take all the information under advisement and set a date for a work shop at the next Board Meeting. The Board can decide once it has more information.

Cordeiro stated one of the main takeaways was communication. He stated they can get addresses from the Franklin County Tax Office and send out postcards as notification for the upcoming work session. Cordeiro stated that even after we do that, people will still not know about the meeting and will be unhappy. He stated Staff was doing their best but asked attendees to help spread the word. Cordeiro stated we will do our best but noted it was unreasonable to think we can reach 100% of the people 100% of the time.

As there were no further questions or comments, the meeting adjourned at 7:38pm.