



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

AGENDA
REGULAR MEETING
JANUARY 14, 2021
7:00PM

YOUNGSVILLE COMMUNITY HOUSE
115 E MAIN STREET
(Video and Teleconference are available)

If joining via Microsoft Teams, use the following link:
tinyurl.com/boc-2021-01-14

If joining via phone, use the following dial-in info:
Phone Number: **872-240-8002**
Conference code: **451 326 813#**

1. CALL TO ORDER AND INVOCATION
2. APPROVAL OF AGENDA
3. PRESENTATION OF OFFICER SETH WOODS' ADVANCED LAW ENFORCEMENT CERTIFICATE
4. PUBLIC HEARINGS
 - A. ANNEXATION PETITION 2020-4 – YOUNGSVILLE ACADEMY CHARTER SCHOOL, INC – HICKS ROAD
 - i. OPEN HEARING TO THE PUBLIC
 - ii. STAFF REPORT
 - iii. COMMENTS FROM PUBLIC
 - iv. CONTINUE OR CLOSE HEARING
 - B. REQUEST TO REZONE – WIGGINS VILLAGE, PHASE 2 – FROM SFR3 TO MU1
 - i. OPEN HEARING TO THE PUBLIC
 - ii. STAFF REPORT
 - iii. COMMENTS FROM PUBLIC
 - iv. CONTINUE OR CLOSE HEARING
 - C. DEVELOPMENT AGREEMENT – WIGGINS VILLAGE, PHASE 2
 - i. OPEN HEARING TO THE PUBLIC
 - ii. STAFF REPORT
 - iii. COMMENTS FROM PUBLIC
 - iv. CONTINUE OR CLOSE HEARING



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5. CITIZEN'S COMMENTS

6. CONSENT AGENDA

- A. MINUTES FROM THE REGULAR BOARD MEETING – DECEMBER 10, 2020
- B. FINANCE REPORT
- C. PARKS AND RECREATION REPORT
- D. PLANNING AND ZONING REPORT
- E. POLICE DEPARTMENT REPORT
- F. TAX COLLECTOR'S REPORT
- G. BUDGET AMENDMENT 2021-3

ACTION REQUESTED: APPROVE CONSENT AGENDA AS SUBMITTED

7. OLD BUSINESS

- A. ADOPT ANNEXATION ORDINANCE 2020-4 – YOUNGVILLE ACADEMY CHARTER SCHOOL, INC – HICKS ROAD

ACTION REQUESTED: ADOPT ANNEXATION ORDINANCE 2020-4

8. NEW BUSINESS

- A. NORTHEAST AREA STUDY PRESENTATION – BRANDON WATSON
- B. REQUEST TO REZONE – WIGGINS VILLAGE, PHASE 2 – FROM SFR3 TO MU1

ACTION REQUESTED – APPROVE REZONING REQUEST AS PROPOSED

- C. PRESENTATION OF ANNEXATION PETITIONS
 - i. 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD
 - ii. 2021-3 – WIGGINS VILLAGE – PHASE 2
- D. RESOLUTIONS DIRECTING CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31
 - i. 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD
 - ii. 2021-3 – WIGGINS VILLAGE – PHASE 2

ACTION REQUESTED: APPROVE TWO (2) RESOLUTIONS

- E. PRESENTATION OF CERTIFICATES OF SUFFICIENCY FOR ANNEXATIONS
 - i. 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD
 - ii. 2021-3 – WIGGINS VILLAGE – PHASE 2



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- F. RESOLUTIONS FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATIONS PURSUANT TO NCGS 160A-31
- i. 2021-2 – MARSHALL WIGGINS – 2468 CEDAR CREEK ROAD
 - ii. 2021-3 – WIGGINS VILLAGE – PHASE 2

ACTION REQUESTED: APPROVE TWO (2) RESOLUTIONS SETTING PUBLIC HEARING FOR FEBRUARY 11, 2021

- G. DEVELOPMENT AGREEMENT – WIGGINS VILLAGE, PHASE 2

ACTION REQUESTED: APPROVE DEVELOPMENT AGREEMENT AS PROPOSED

- H. CONSIDER INTERLOCAL AGREEMENT WITH FRANKLIN COUNTY PUBLIC UTILITIES TO EXECUTE WATER AND SEWER IMPROVEMENTS IN CONNECTION WITH THE TOWN'S MAIN STREET IMPROVEMENTS PROJECT

ACTION REQUESTED: DIRECT TOWN ADMINISTRATOR TO EXECUTE AGREEMENT

- I. AMEND 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

ACTION REQUESTED: APPROVE AMENDMENT AS PROPOSED

9. REPORTS AND OTHER BUSINESS

- A. MAYOR
- B. TOWN ADMINISTRATOR
- C. COMMISSIONERS
- D. FINANCE
- E. FIRE DEPARTMENT
- F. MAINTENANCE
- G. PARKS & RECREATION
- H. PLANNING & ZONING
- I. POLICE CHIEF
- J. TOWN ATTORNEY
- K. TOWN CLERK / TAX COLLECTOR

10. CLOSED SESSION

- A. N.C.G.S. 143-318.11 (a) (3) – PRESERVATION OF ATTORNEY-CLIENT PRIVILEGE



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11. ADJOURN

This is a public meeting and is subject to North Carolina open meetings and public records law. To preserve the public record and increase transparency, video and audio recordings are performed at all public meetings. Please note these recordings, the clerk's detailed minutes of all meetings, and any documents reviewed during meetings are public domain and may be disclosed to third parties.