



**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](mailto:CustomerService@TownofYoungsville.org)  
[www.townofyoungsville.org](http://www.townofyoungsville.org)

**AGENDA**  
**REGULAR MEETING**  
**MARCH 11, 2021**  
**7:00PM**

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

If joining via Microsoft Teams, use the following link:  
[tinyurl.com/boc-2021-03-11](https://tinyurl.com/boc-2021-03-11)

If joining via phone, use the following dial-in info:  
Phone Number: **872-240-8002**  
Conference code: **419 572 746#**

1. CALL TO ORDER AND INVOCATION
2. APPROVAL OF AGENDA
3. SWEARING IN OF YOUNGVILLE POLICE OFFICERS
  - A. OFFICER ZEB ROBINSON
  - B. OFFICER MICHAEL BADER
4. PUBLIC HEARINGS
  - A. ANNEXATION PETITIONS 2021-1 AND 2021-5 – HOLDEN CREEK LLC AND TAYLOR MORRISON – HOLDEN CREEK PRESERVE, PHASE 6
    - i. OPEN HEARING TO THE PUBLIC
    - ii. STAFF REPORT
    - iii. COMMENTS FROM PUBLIC
    - iv. CONTINUE OR CLOSE HEARING
  - B. ANNEXATION PETITION 2021-4 – PATTERSON WOODS LLC – EAST WOODS OF PATTERSON, PHASE 7
    - i. OPEN HEARING TO THE PUBLIC
    - ii. STAFF REPORT
    - iii. COMMENTS FROM PUBLIC
    - iv. CONTINUE OR CLOSE HEARING
  - C. REQUEST TO REZONE – MICHAEL HURT – 2468 CEDAR CREEK ROAD – FROM FRANKLIN COUNTY R-8 TO TOWN OF YOUNGVILLE MU-2



## Town of Youngsville

### Board of Commissioners

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- i. OPEN HEARING TO THE PUBLIC
- ii. STAFF REPORT
- iii. COMMENTS FROM PUBLIC
- iv. CONTINUE OR CLOSE HEARING

#### D. AMENDMENTS TO CHAPTER SIX OF THE TOWN CODE OF ORDINANCES (SOLID WASTE MANAGEMENT PROGRAM) AND THE AMENDMENTS TO THE TOWN'S FEE SCHEDULE

- i. OPEN HEARING TO THE PUBLIC
- ii. STAFF REPORT
- iii. COMMENTS FROM PUBLIC
- iv. CONTINUE OR CLOSE HEARING

#### 5. CITIZEN'S COMMENTS

#### 6. CONSENT AGENDA

- A. MINUTES FROM THE REGULAR BOARD MEETING – FEBRUARY 11, 2021
- B. FINANCE REPORT
- C. FIRE DEPARTMENT REPORT
- D. PARKS AND RECREATION REPORT
- E. PLANNING AND ZONING REPORT
- F. POLICE DEPARTMENT REPORT
- G. PUBLIC WORKS REPORT
- H. TAX COLLECTOR'S REPORT
- I. TAX RELEASE – 2020 – SPACE WALK OF NORTH CAROLINA LLC – BUSINESS CLOSED IN 2019 - \$40.51
- J. ORDER TO ADVERTISE 2020 TAX LIENS BETWEEN MARCH 1, 2021 AND JUNE 30, 2021
- K. BUDGET AMENDMENT 2021-4

**ACTION REQUESTED: APPROVE CONSENT AGENDA AS SUBMITTED**

#### 7. OLD BUSINESS

- A. ADOPT ANNEXATION ORDINANCE 2021-1 – HOLDEN CREEK LLC PORTION – HOLDEN CREEK PRESERVE, PHASE 6

**ACTION REQUESTED: ADOPT ANNEXATION ORDINANCE 2021-1**

- B. ADOPT ANNEXATION ORDINANCE 2021-4 – PATTERSON WOODS LLC – EAST WOODS OF PATTERSON, PHASE 7

**ACTION REQUESTED: ADOPT ANNEXATION ORDINANCE 2021-4**



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- C. ADOPT ANNEXATION ORDINANCE 2021-5 – TAYLOR MORRISON PORTION – HOLDEN CREEK PRESERVE, PHASE 6

**ACTION REQUESTED: ADOPT ANNEXATION ORDINANCE 2021-5**

- D. DISCUSSION ON PROPOSED AMENDMENTS TO CHAPTER SIX OF THE TOWN CODE OF ORDINANCES (SOLID WASTE MANAGEMENT PROGRAM) AND THE AMENDMENTS TO THE TOWN'S FEE SCHEDULE

8. NEW BUSINESS

- A. REQUEST TO REZONE FROM FRANKLIN COUNTY R-8 TO YOUNGSVILLE MU-2 – MICHAEL HURT – 2468 CEDAR CREEK ROAD

**ACTION REQUESTED: APPROVE REQUEST TO REZONE AS PROPOSED**

- B. REVIEW APPLICATION FOR YOUNGSVILLE ABC BOARD – LILA HEDLUND

**ACTION REQUESTED: APPOINT LILA HEDLUND TO THE ABC BOARD WITH TERM TO EXPIRE ON JUNE 30, 2022**

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 - NONE

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.*







## Town of Youngsville

Post Office Box 190, Youngsville, North Carolina 27596

Phone: 919.925.3401 | Fax: 919.925.3402

### ELECTRONIC MEETING NOTICE

Please be advised the **March 11, 2021** meeting of the **Youngsville Board of Commissioners** will be held electronically. Consequently, public participation in this meeting will be via electronic means only. Immediately below is the electronic meeting information.

If joining via Microsoft Teams, use the following link:

[tinyurl.com/boc-2021-03-11](https://tinyurl.com/boc-2021-03-11)

If joining via phone, use the following dial-in info:

Phone Number: **872-240-8002**

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If the meeting agenda includes a public comment period and / or public hearing, interested persons may participate via telephone. All persons requesting to speak during a public comment period or public hearing *must* register in advance before 12:00 pm on the day prior to the meeting by calling town hall at **919-925-3401** or by visiting the following website.

[tinyurl.com/youngsville-comment](https://tinyurl.com/youngsville-comment)

When requesting to register for a public comment period or public hearing, persons *must* provide their name, physical address, comment topic, and the phone number used to dial-in to the electronic meeting.

Registered persons will be recognized for comments in the order registered. The time limit for each speaker shall be five minutes, with a total time limit set aside for public comments of 30 minutes. Additional time may be allotted at the board's discretion.

Written public comments will also be accepted via U.S. Mail, [customerservice@townofyoungsville.org](mailto:customerservice@townofyoungsville.org), and in-person at town hall (via the town's drop box) until 24 hours after the public comment period and / or public hearing. To conserve time, these written comments will not be read aloud during meetings. Instead, they will be provided to board members for consideration and will become a part of official meeting minutes and the public record.

Full meeting agendas may be downloaded via the town's website ([townofyoungsville.org](https://townofyoungsville.org)) by clicking on the "**Government**" link near the top-center of the home page.



**ORDINANCE CERTIFICATION  
2021-1**

The Town of Youngsville, North Carolina, hereby certifies that the attached is a true and accurate copy of the ordinance adopted by the Board of Commissioners at a meeting held March 11, 2021.

Witness my hand and the official seal of the Town of Youngsville this the 11th day of March 2021.

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Emily Hurd  
Town Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE  
TOWN OF YOUNGSVILLE, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 7:00pm at Youngsville Community House on March 11, 2021, after due notice by publication on February 25, 2021; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Youngsville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Youngsville as of March 31, 2021:

**HOLDEN CREEK PRESERVE  
PHASE 6 ANNEXATION**

**ANNEXATION AREA 2**

Beginning at an existing ¾" iron pipe at the southwest corner of Lot 60, Holden Creek Preserve, Phase 5 (Book of Maps 2019, Pages 361 – 362); thence from said beginning point, North 72°53'56" East a distance of 97.75' to a point; thence South 23° 05' 27" East a distance of 146.41' to a point; thence South 66°54'33" West a distance of 148.90' to a point; thence with a curve turning to the right with an arc length of 3.23', with a radius of 325.00', with a chord bearing of South 67°11'38" West, with a chord length of 3.23', to a point; North 03°46'00" West a distance of 165.95' to the original Point of Beginning.

Said annexation area having an area of 19,030 square feet (0.437 acres)

### ANNEXATION AREA 3

Beginning at an existing ¾" iron pipe at the southeast corner of Lot 42, Holden Creek Preserve, Phase 3 (Book o Maps 2018, Page 92); thence from said beginning point, North 75°35'58" East a distance of 65.74' to a point; thence South 66°17'43" East a distance of 150.23' to a point; thence South 11°23'30" West a distance of 245.06' to a point; thence South 78°35'15" West a distance of 165.18' to a point; thence South 46°59'07" West a distance of 74.55' to a point; thence South 73°28'55" West a distance of 63.18' to a point; thence North 30°39'48" West a distance of 135.56' to a point; thence with a curve turning to the right with an arc length of 44.84', with a radius of 625.00', with a chord bearing of South 61°56'25" West, with a chord length of 44.83', to a point; thence North 26°00'16" West a distance of 50.00' to a point; thence North 29°17'35" West a distance of 152.13' to a point; thence South 26°35'39" West a distance of 29.60' to a point; thence South 78°00'22" West a distance of 99.53' to a point; thence North 13°10'13" East a distance of 139.88' to a point; thence North 01°26'46" East a distance of 50.96' to a point; thence North 12°02'24" East a distance of 129.83' to a point; thence South 77°25'24" East a distance of 37.20' to a point; thence South 75°15'59" East a distance of 55.57' to a point; thence South 67°44'42" East a distance of 186.52' to a point; thence South 62°16'40" East a distance of 132.07' to a point to the original Point of Beginning.

Said annexation area having an area of 198,622 square feet (4.560 acres)

### ANNEXATION AREA 4

Beginning at an existing ¾" iron pipe at the southwest corner of Lot 164, Holden Creek Preserve, Phase 6A (Book of Maps 2020, Page 431-432); thence from said beginning point, North 77°59'45" East a distance of 46.81' to a point; thence North 73°01'04" East a distance of 59.69' to a point; thence North 68°42'25" East a distance of 64.52' to a point; thence North 68°27'31" East a distance of 136.41' to a point; thence South 20°34'33" East a distance of 211.20' to a point; thence South 69°56'11" West a distance of 62.39' to a point; thence South 20°03'49" East a distance of 130.00' to a point; thence South 69°56'11" West a distance of 109.82' to a point; thence South 71°27'48" West a distance of 20.96' to a point; South 71°57'08" West a distance of 71.51' to a point; thence South 75°29'23" West a distance of 71.53' to a point; thence South 79°30'03" West a distance of 70.00' to a point; thence South 82°37'20" West a distance of 81.41' to a point; thence North 03°46'00" West a distance of 110.85' to a point; thence with a curve turning to the right with an arc length of 30.55', with a radius of 20.00', with a chord bearing of North 39°59'58" East, with a chord length of 27.67', to a point; thence North 01°42'22" West a distance of 50.16' to a point; thence with a curve turning to the right with an arc length of 32.36', with a radius of 20.00', with a chord bearing of North

50°07'01" West, with a chord length of 28.94', to a point; North 03°46'00" West a distance of 136.80' to a point; North 83°07'39" East a distance of 68.42' to a point; thence North 77°59'45" East a distance of 14.31' to the Point of Beginning.

Said annexation area having an area of 138,819 square feet (3.187 acres)

Section 2. Upon and after March 31, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Youngsville and shall be entitled to the same privileges and benefits as other parts of the Town of Youngsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Youngsville shall cause to be recorded in the office of the Register of Deeds of Franklin County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Franklin County Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Youngsville.

Adopted this 11<sup>th</sup> day of March 2021.

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Fonzie Flowers, Mayor

ATTEST:

APPROVED AS TO FORM:

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Emily Hurd, Town Clerk

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Katie Barber-Jones, Town Attorney





# ANNEXATION PLAT for HOLDEN CREEK PRESERVE

YOUNGSHVILLE TOWNSHIP  
FRANKLIN COUNTY, NORTH CAROLINA  
JANUARY 27, 2021

ANNEXATION # \_\_\_\_\_

TOWN CLERK, YOUNGSHVILLE, NORTH CAROLINA  
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED BY THE TOWN COUNCIL, 1557 AY  
HAND AND SEAL OF THE TOWN OF YOUNGSHVILLE, \_\_\_\_\_

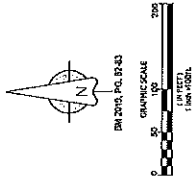
TOWN CLERK

LEGEND & ABBREVIATIONS  
 (Various symbols and abbreviations for survey points, bearings, and distances)

STATEMENT OF PREPARATION  
 I, Surveyor Taylor, certify that this plat was prepared under my supervision from an actual survey made by me or under my direct supervision. The information contained herein is true and correct to the best of my knowledge and belief. The information was obtained from a reliable source and is true and correct to the best of my knowledge and belief. The information was obtained from a reliable source and is true and correct to the best of my knowledge and belief. The information was obtained from a reliable source and is true and correct to the best of my knowledge and belief.

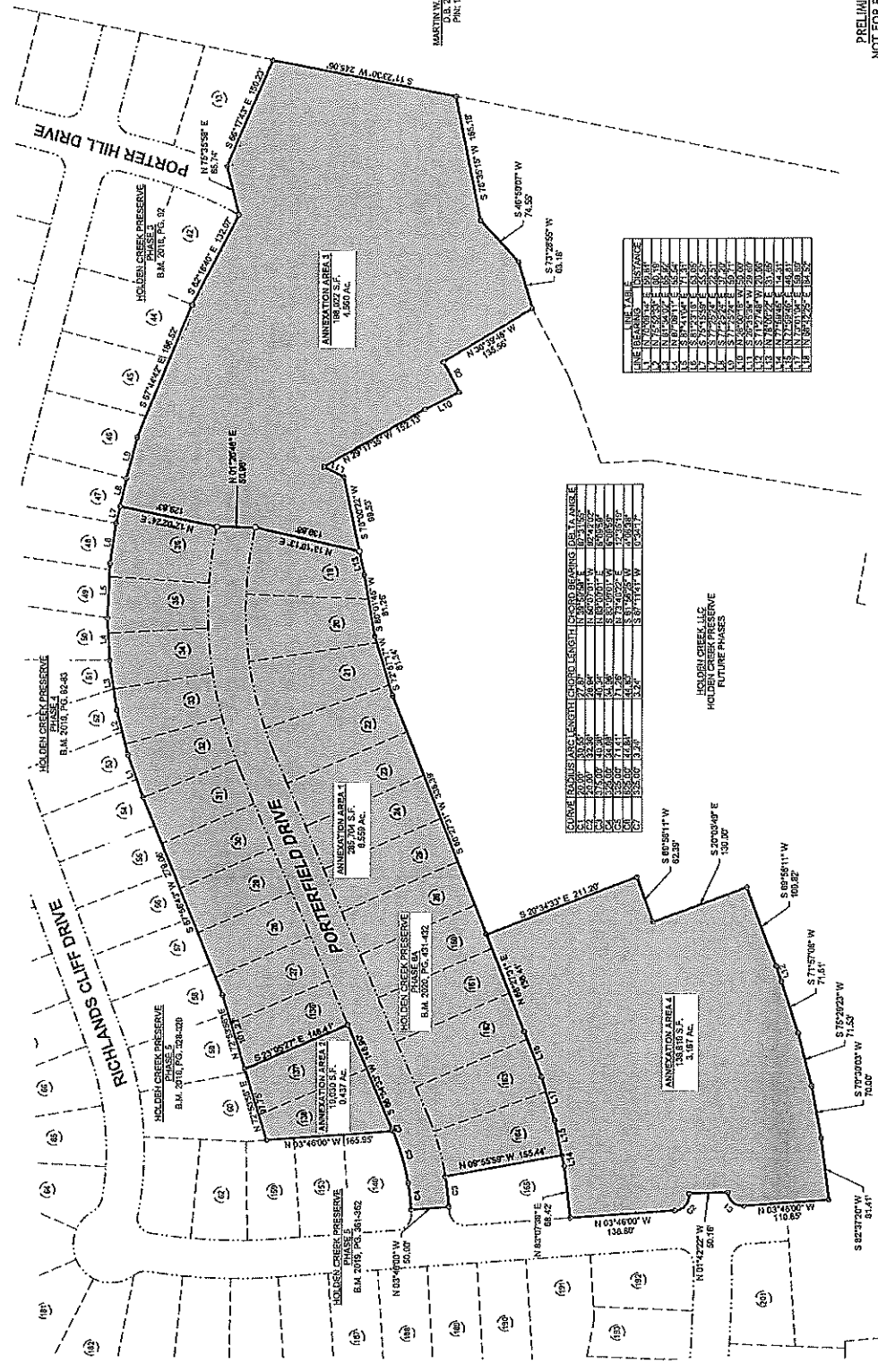


PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCE OR SALES



- NOTES:
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
  - Surveyor has made no investigation or independent search for easements or any other facts that an accurate and current title search may disclose.
  - Area calculated by CAD software (coordinate geometry).
  - This plat was prepared using prior surveys / plats prepared by Taylor Land Consultants, PLLC. No current on-the-ground survey of the annexation parcel has been performed.

ANNEXATION PARCEL DATA  
 ANNEXATION AREA I  
 OWNER: TAYLOR CORPORATION OF CAROLINAS, INC  
 SOURCE OF TITLE: D.S. 2334, PG. 1437  
 ANNEXATION AREA 2, 3 AND 4  
 OWNER: HOLDEN CREEK, LLC  
 SOURCE OF TITLE: D.S. 1887, PG. 041



LOT	AREA (AC)
1	0.18
2	0.18
3	0.18
4	0.18
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6	0.18
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92	0.18
93	0.18
94	0.18
95	0.18
96	0.18
97	0.18
98	0.18
99	0.18
100	0.18

CURVE	BEARING	ANGLE	LENGTH	CHORD	BEARINGS	DELTA ANGLE
1	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
2	S 20° 30' 40" E	130.00'	130.00'	130.00'	S 20° 30' 40" E	0.00°
3	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
4	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
5	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
6	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
7	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
8	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
9	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
10	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
11	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
12	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
13	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
14	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
15	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
16	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
17	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
18	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
19	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
20	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
21	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
22	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
23	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
24	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
25	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
26	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
27	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
28	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
29	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
30	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
31	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
32	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
33	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
34	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
35	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
36	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
37	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
38	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
39	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
40	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
41	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
42	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
43	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
44	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
45	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
46	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
47	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
48	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
49	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
50	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
51	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
52	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
53	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
54	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
55	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
56	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
57	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
58	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
59	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
60	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
61	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
62	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
63	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
64	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
65	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
66	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
67	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
68	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
69	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
70	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
71	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
72	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
73	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
74	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
75	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
76	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
77	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
78	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
79	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
80	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
81	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
82	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
83	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
84	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
85	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
86	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
87	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
88	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
89	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
90	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
91	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
92	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
93	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
94	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
95	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
96	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
97	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
98	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
99	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°
100	S 89° 58' 11" W	92.25'	130.00'	130.00'	S 89° 58' 11" W	0.00°



**ORDINANCE CERTIFICATION**  
**2021-5**

The Town of Youngsville, North Carolina, hereby certifies that the attached is a true and accurate copy of the ordinance adopted by the Board of Commissioners at a meeting held March 11, 2021.

Witness my hand and the official seal of the Town of Youngsville this the 11th day of March 2021.

---

Emily Hurd  
Town Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE  
TOWN OF YOUNGSVILLE, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 7:00pm at Youngsville Community House on March 11, 2021, after due notice by publication on February 25, 2021; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Youngsville, North Carolina that:

Section1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Youngsville as of March 31, 2021:

**HOLDEN CREEK PRESERVE  
PHASE 6 ANNEXATION (AREA 1)**

**ANNEXATION AREA 1**

Beginning at an existing ¾" iron pipe at the southwest corner of Lot 164, Holden Creek Preserve, Phase 6A (Book of Maps 2020, Page 431-432); thence from said beginning point, North 09°55'59" West a distance of 155.44' to a point; thence with a curve turning to the right with an arc length of 40.36', with a radius of 375.00', with a chord bearing of South 83°09'01" West, with a chord length of 40.34', to a point; thence North 03°46'00" West a distance of 50.00' to a point; thence with a curve turning to the left with an arc length of 34.98', with a radius of 325.00', with a chord bearing of North 83°09'01" East, with a chord length of 34.96', to a point; thence with a compound curve turning to the left with an arc length of 71.40', with a radius of

325.00', with a chord bearing of North 73°46'25" East, with a chord length of 71.25', to a point; thence with a compound curve turning to the left with an arc length of 3.24', with a radius of 325.00', with a chord bearing of North 67°11'41" East, with a chord length of 3.24', to a point; thence North 66°54'33" East a distance of 148.90' to a point; thence North 23°05'27" West a distance of 146.41' to a point; thence North 72°53'56" East a distance of 101.27' to a point; thence North 67°56'43" East a distance of 279.06' to a point; thence North 70°09'14" East a distance of 59.61' to a point; thence North 75°52'33" East a distance of 60.19' to a point; thence North 81°34'02" East a distance of 65.92' to a point; thence North 87°09'11" East a distance of 55.54' to a point; thence South 87°41'04" East a distance of 71.31' to a point; thence South 81°23'16" East a distance of 53.05' to a point; thence South 77°25'24" East a distance of 22.51' to a point; thence South 12°02'24" West a distance of 129.83' to a point; thence South 01°26'46" West a distance of 50.96' to a point; thence South 13°10'13" West a distance of 139.88' to a point; thence South 78°00'22" West a distance of 31.65' to a point; South 80°01'45" West a distance of 81.26' to a point; South 72°57'17" West a distance of 81.34' to a point; South 68°27'31" West a distance of 336.39' to a point; South 68°27'31" West a distance of 136.41' to a point; South 68°42'25" West a distance of 64.52' to a point; South 73°01'04" West a distance of 59.69' to a point; South 77°59'45" West a distance of 46.81' to the original Point of Beginning.

Said annexation area having an area of 285,704 square feet (6.559 acres)

Section 2. Upon and after March 31, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Youngsville and shall be entitled to the same privileges and benefits as other parts of the Town of Youngsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Youngsville shall cause to be recorded in the office of the Register of Deeds of Franklin County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Franklin County Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the

effective date of annexation, in a newspaper having general circulation in the Town of Youngsville.

Adopted this 11<sup>th</sup> day of March 2021.

\_\_\_\_\_  
Fonzie Flowers, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Hurd, Town Clerk

\_\_\_\_\_  
Katie Barber-Jones, Town Attorney





# ANNEXATION PLAT for HOLDEN CREEK PRESERVE

YOUNGSHVILLE TOWNSHIP  
FRANKLIN COUNTY, NORTH CAROLINA  
JANUARY 27, 2021

ANNEXATION # \_\_\_\_\_

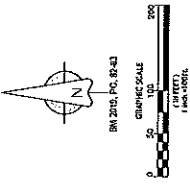
TOWN CLERK, YOUNGSHVILLE, NORTH CAROLINA  
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS PREPARED BY THE TOWN COUNCIL, 1557 4<sup>TH</sup> AVENUE, YOUNGSHVILLE, NORTH CAROLINA 28788  
HAND AND SEAL OF THE TOWN OF YOUNGSHVILLE, \_\_\_\_\_

TOWN CLERK

**LEGEND OF MONUMENTS**

- (filled circle) Monument
- (open circle) Monument
- (square) Monument
- △ (triangle) Monument
- ◇ (diamond) Monument
- (circle with cross) Monument
- (circle with dot) Monument
- (circle with horizontal lines) Monument
- (circle with vertical lines) Monument
- (circle with diagonal lines) Monument
- (circle with wavy lines) Monument
- (circle with concentric circles) Monument
- (circle with spiral) Monument
- (circle with other patterns) Monument

Monuments are shown by their true location as determined by the surveyor. The location of monuments is shown by their true location as determined by the surveyor. The location of monuments is shown by their true location as determined by the surveyor.

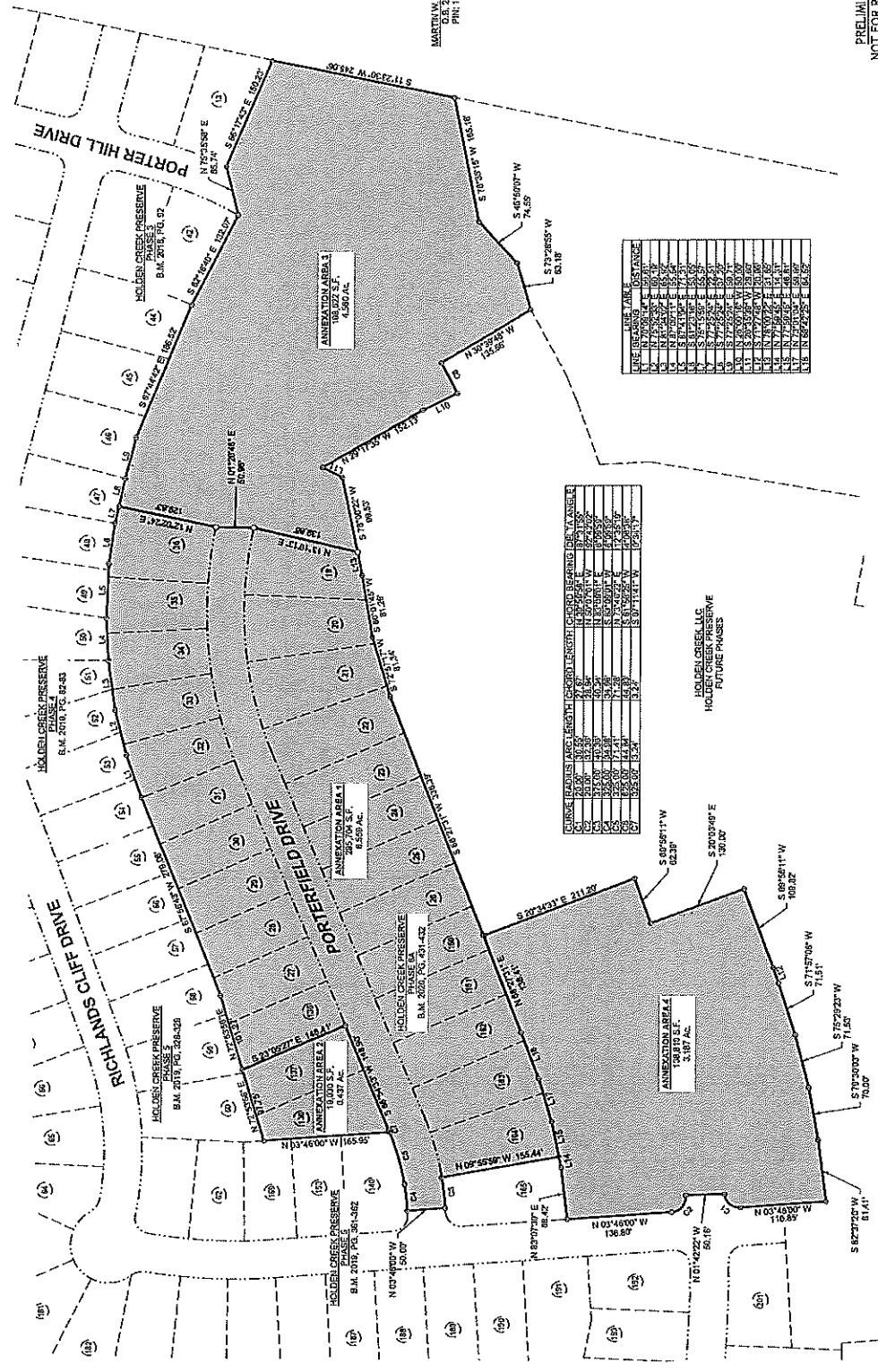


- NOTES:**
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
  - Surveyor has made a field check of the monument search for easements or record, encumbrances, restrictive covenants, or other facts that an accurate and current title search may disclose.
  - Area calculated by CAD software (coordinate geometry).
  - This plat was prepared using prior surveys / plats prepared by Taylor Land Management, LLC. No current on-the-ground survey of the annexation parcel has been performed.

**ANNEXATION PARCEL DATA**

**ANNEXATION AREA 1**  
OWNER: TAYLOR MORRISON OF CAROLINAS, INC  
SOURCE OF TITLE: D.B. 2238, PG. 1437

**ANNEXATION AREA 2, 3 AND 4**  
OWNER: HOLDEN CREEK, LLC  
SOURCE OF TITLE: D.B. 1862, PG. 641



MARTIN W. CUFFE & COMPANY  
O.B. 2021, PG. 569  
PIN: 1852-05-7616

**SUBSCRIBER CERTIFICATION**

I, surveyor Taylor Cuffe, certify that this plat was drawn under my supervision from an actual survey made in accordance with the laws of North Carolina. The boundaries and areas shown on this plat were measured and recorded in books maintained by me. The boundaries and areas shown on this plat were measured and recorded in books maintained by me. The boundaries and areas shown on this plat were measured and recorded in books maintained by me.

**TAYLOR LAND MANAGEMENT, LLC**  
1000 5<sup>TH</sup> AVENUE, SUITE 100  
YOUNGSHVILLE, NC 28788  
PH: 704.333.2282

**PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCE OR SALES**

LINE	BEARING	LENGTH	COORDINATE	POINT
1	N 70°00'00\"	100.00	100.00	100.00
2	S 70°00'00\"	100.00	100.00	100.00
3	N 70°00'00\"	100.00	100.00	100.00
4	S 70°00'00\"	100.00	100.00	100.00
5	N 70°00'00\"	100.00	100.00	100.00
6	S 70°00'00\"	100.00	100.00	100.00
7	N 70°00'00\"	100.00	100.00	100.00
8	S 70°00'00\"	100.00	100.00	100.00
9	N 70°00'00\"	100.00	100.00	100.00
10	S 70°00'00\"	100.00	100.00	100.00
11	N 70°00'00\"	100.00	100.00	100.00
12	S 70°00'00\"	100.00	100.00	100.00
13	N 70°00'00\"	100.00	100.00	100.00
14	S 70°00'00\"	100.00	100.00	100.00
15	N 70°00'00\"	100.00	100.00	100.00
16	S 70°00'00\"	100.00	100.00	100.00
17	N 70°00'00\"	100.00	100.00	100.00
18	S 70°00'00\"	100.00	100.00	100.00
19	N 70°00'00\"	100.00	100.00	100.00
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25	N 70°00'00\"	100.00	100.00	100.00
26	S 70°00'00\"	100.00	100.00	100.00
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28	S 70°00'00\"	100.00	100.00	100.00
29	N 70°00'00\"	100.00	100.00	100.00
30	S 70°00'00\"	100.00	100.00	100.00
31	N 70°00'00\"	100.00	100.00	100.00
32	S 70°00'00\"	100.00	100.00	100.00
33	N 70°00'00\"	100.00	100.00	100.00
34	S 70°00'00\"	100.00	100.00	100.00
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36	S 70°00'00\"	100.00	100.00	100.00
37	N 70°00'00\"	100.00	100.00	100.00
38	S 70°00'00\"	100.00	100.00	100.00
39	N 70°00'00\"	100.00	100.00	100.00
40	S 70°00'00\"	100.00	100.00	100.00
41	N 70°00'00\"	100.00	100.00	100.00
42	S 70°00'00\"	100.00	100.00	100.00
43	N 70°00'00\"	100.00	100.00	100.00
44	S 70°00'00\"	100.00	100.00	100.00
45	N 70°00'00\"	100.00	100.00	100.00
46	S 70°00'00\"	100.00	100.00	100.00
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49	N 70°00'00\"	100.00	100.00	100.00
50	S 70°00'00\"	100.00	100.00	100.00
51	N 70°00'00\"	100.00	100.00	100.00
52	S 70°00'00\"	100.00	100.00	100.00
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57	N 70°00'00\"	100.00	100.00	100.00
58	S 70°00'00\"	100.00	100.00	100.00
59	N 70°00'00\"	100.00	100.00	100.00
60	S 70°00'00\"	100.00	100.00	100.00

LINE	BEARING	LENGTH	COORDINATE	POINT
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48	S 70°00'00\"	100.00	100.00	100.00
49	N 70°00'00\"	100.00	100.00	100.00
50	S 70°00'00\"	100.00	100.00	100.00
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52	S 70°00'00\"	100.00	100.00	100.00
53	N 70°00'00\"	100.00	100.00	100.00
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56	S 70°00'00\"	100.00	100.00	100.00
57	N 70°00'00\"	100.00	100.00	100.00
58	S 70°00'00\"	100.00	100.00	100.00
59	N 70°00'00\"	100.00	100.00	100.00
60	S 70°00'00\"	100.00	100.00	100.00

HOLDEN CREEK, LLC  
FUTURE PHASE



**ORDINANCE CERTIFICATION**  
**2021-4**

The Town of Youngsville, North Carolina, hereby certifies that the attached is a true and accurate copy of the ordinance adopted by the Board of Commissioners at a meeting held March 11, 2021.

Witness my hand and the official seal of the Town of Youngsville this the 11th day of March 2021.

---

Emily Hurd  
Town Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE  
TOWN OF YOUNGSVILLE, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 7:00pm at Youngsville Community House on March 11, 2021, after due notice by publication on February 25, 2021; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Youngsville, North Carolina that:

Section1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Youngsville as of March 31, 2021:

**PATTERSON WOODS  
PHASE 7 ANNEXATION**

Beginning at an existing concrete monument marking the northeast corner of Martin W. Cliff and others (Deed Book 2021, Page 556, Franklin County Registry), said concrete monument having North Carolina State Plane coordinates of N: 824,522.77 and E: 2,152,494.03; thence North 02°59'07" East a distance of 60.39' to a point; thence South 87°00'11" East a distance of 192.15' to a point; thence North 88°43'53" East a distance of 61.03' to a point; thence South 89°42'39" East a distance of 158.15' to a point; thence South 79°09'10" East a distance of 120.05' to a point; thence North 28°42'40" East a distance of 123.27' to a point; thence North 55°23'55" East a distance of 121.81' to a point; thence North 06°10'30" West a distance of 84.35' to a point; thence South 67°33'14" East a distance of 293.37' to a point; thence North 23°52'37" East a distance of 161.86' to a point; thence South 68°24'21" East a distance of 130.66' to a point; thence South 45°03'55" East a distance of 199.70' to a point; thence South 11°02'34" East a

distance of 118.28' to a point; thence South 71°15'53" East a distance of 163.10' to a point; thence South 04°38'15" East a distance of 104.35' to a point; thence South 67°58'10" West a distance of 60.23' to a point; thence South 23°44'30" West a distance of 30.31' to a point; thence South 76°58'57" East a distance of 55.21' to a point; thence North 48°05'24" East a distance of 54.22' to a point; thence South 25°12'39" East a distance of 32.44' to a point; thence South 04°59'22" West a distance of 50.55' to a point; thence South 54°41'56" East a distance of 23.21' to a point; thence South 83°13'55" East a distance of 49.22' to a point; thence North 50°18'59" East a distance of 19.84' to a point; thence South 53°46'34" East a distance of 72.51' to a point; thence South 22°04'39" East a distance of 49.80' to a point; thence North 75°11'15" East a distance of 61.72' to a point; thence South 25°08'51" East a distance of 38.49' to a point; thence South 86°58'29" West a distance of 871.49' to a point; thence South 86°58'10" West a distance of 893.97' to a point; thence North 02°59'49" East a distance of 451.00' to a point the original Point of Beginning.

Said parcel having an area of 821,438 square feet (18.858 acres)

Section 2. Upon and after March 31, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Youngsville and shall be entitled to the same privileges and benefits as other parts of the Town of Youngsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Youngsville shall cause to be recorded in the office of the Register of Deeds of Franklin County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Franklin County Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Youngsville.

Adopted this 11<sup>th</sup> day of March 2021.

\_\_\_\_\_  
Fonzie Flowers, Mayor

ATTEST:

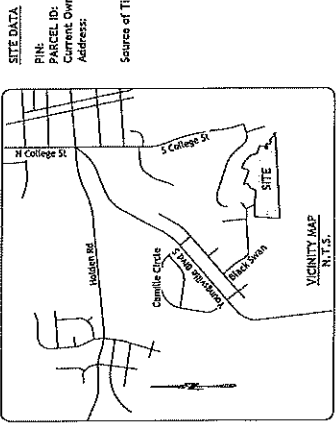
APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Hurd, Town Clerk

\_\_\_\_\_  
Katie Barber-Jones, Town Attorney







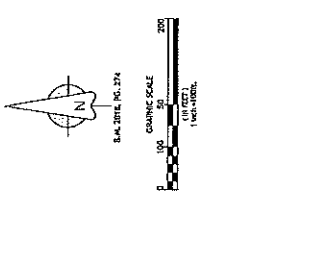
**SITE DATA**

RIN: 1852-24-7368  
 PARCEL ID: 025106  
 Current Owner: PATTERSON WOODS, LLC  
 Address: 833-A WAKE FOREST BUSINESS PARK SUITE A  
 WAKE FOREST, NC 27787  
 Source of Title: D8 152B, Page 221

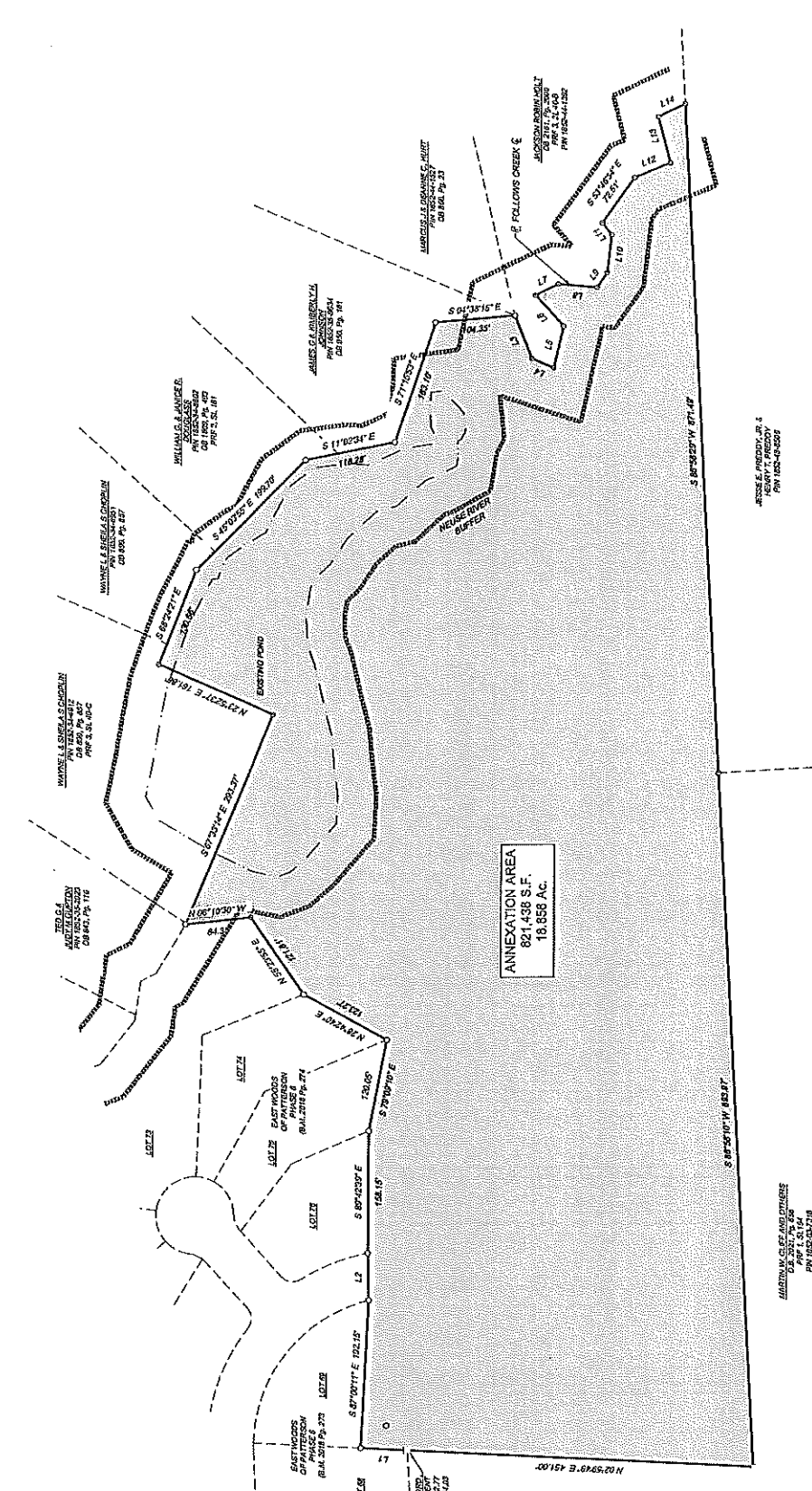
# ANNEXATION PLAT for PATTERSON WOODS PHASE 7

Youngsville Township  
 Franklin County  
 North Carolina  
 January 21, 2021

ANNEXATION # \_\_\_\_\_  
 TOWN CLERK, YOUNGSVILLE, NORTH CAROLINA  
 I HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ANNEXATION PLAT AS FILED WITH THE TOWN COUNCIL ON THE DAY OF \_\_\_\_\_, 2021 BY THE TOWN CLERK.  
 HUND AND SEAL OF THE TOWN OF YOUNGSVILLE, \_\_\_\_\_  
 TOWN CLERK



- LEGEND & DIMENSIONS**
- Centerline of road
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  - Centerline of utility
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- NOTES:**
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
  - Surveyor has made no investigation or independent search for elements of record, encroachments, restrictive covenants, ownership title evidence or any other facts that in fact or in equity may affect the parcel boundaries.
  - Areas calculated by CAD software (coordinate geometry).
  - This plat was prepared under prior surveys / plats prepared by Taylor Land Consultants, PLLC. No current on-the-ground survey of this annexation parcel lines has been performed.

**SERVICES CERTIFICATION**

I, Jeremy Taylor, certify that this plat was drawn under my supervision and that I am a duly licensed and qualified surveyor. I have not surveyed the survey indicated as shown from information furnished by others, and I have not used any data or information from any other source, unless it is specifically stated on the plat. I have not used any data or information from any other source, unless it is specifically stated on the plat. I have not used any data or information from any other source, unless it is specifically stated on the plat. I have not used any data or information from any other source, unless it is specifically stated on the plat.

**TAYLOR**  
 LAND CONSULTANTS, PLLC  
 1800 Old-Chapel Road, #100  
 Apex, NC 27502  
 (919) 211-1111

**PRELIMINARY PLAT  
 NOT FOR RECORDATION  
 CONVEYANCE OR SALES**





# Town of Youngsville

## Memorandum

**To:** Youngsville Board of Commissioners  
**From:** Erin Klinger, Planning and Zoning Administrator  
**Date:** March 3, 2021  
**Re:** Consider a rezoning application #ZMA-201217 assigning initial zoning from Franklin County R-8 to Youngsville MU-2 for property located at 2468 Cedar Creek Road  
**Encl:** (1) Rezoning Application  
(1) Sketch Plan  
(1) Neighborhood Meeting Minutes

---

**Item:** A public hearing is scheduled in consideration of an application #ZMA-201217 filed by Michael J. Hurt to assign initial zoning to 2468 Cedar Creek Road, located at the corner of Hicks and Cedar Creek Roads (PINs 1863-12-4659 and 1863-13-8086) from Franklin County R-8 to Town of Youngsville MU-2. Attached are a copy of the complete application, a sketch plan for the proposed apartment complex, and minutes from the required neighborhood meeting.

**Proposed Zoning:** The applicant indicated that they intend to construct a 144-unit apartment complex on the subject property, with future commercial to front along Cedar Creek Road. A sketch plan has been included in the meeting packet. The parcel was annexed into the Town of Youngsville at the February meeting.

### Surrounding Land Uses and Zoning:



The above aerial view shows there is currently a house on the subject property.

North: Youngsville Academy Charter School, zoned Franklin County R-8.

South: Currently vacant, zoned Franklin County R-8.

East: Currently vacant, zoned Franklin County R-8.

West: Vacant property, zoned MU-2.

**Planning Board Statement of Plan Consistency and Recommendation:**

**During its March 2, 2021 regular meeting, the Planning Board voted unanimously to recommend approval of the rezoning, stating that (1) the zoning map amendment is harmonious with the surrounding zoning in the area and (2) the proposed amendment is consistent with several of the goals of the Town Plan 2040 – Comprehensive Land Use Plan, among them “Plan for Growth”.**

**Staff comments:**

The Planning Board may base its recommendation to approve or deny the rezoning based on a number of factors, with particular attention as to the consistency and reasonableness of the proposed zoning with the Town Plan 2040 – Comprehensive Land Use Plan and other applicable adopted plans for the area affected by the proposed amendment.

- The property is bounded by residential zoning on all sides except the west, where it is bounded by MU-2 zoning. All are compatible with the proposed zoning.
- A minimum 25-foot wide Type “B” buffer would be required between this parcel and adjacent parcels zoned R-8 so as to provide proper screening from this use.
- This does not constitute spot zoning as the parcel to the west is also zoned MU-2, providing for contiguous zoning.
- The developers held a neighborhood meeting on December 10, 2020, at which no neighbors spoke in opposition to the proposed zoning.
- 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.
- Zoning this property as MU-2 would be consistent with the Future Land Use Map.

Planning staff supports this request as it is consistent with several of the goals from the Town Plan 2040 – Comprehensive Land Use Plan. Moreover, the proposed zoning is harmonious with the existing zoning of the surrounding parcels.

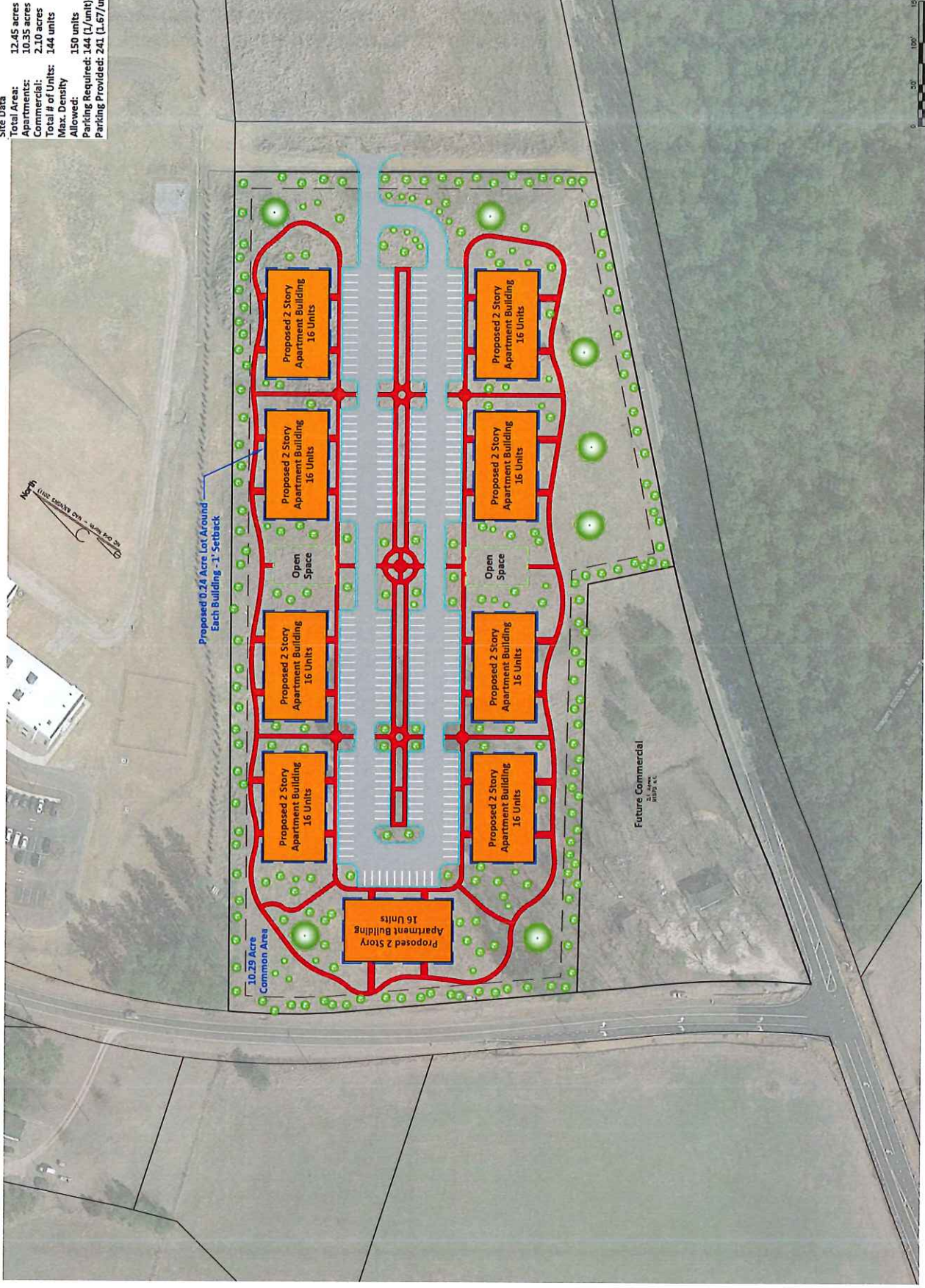
The Board of Commissioners may base its decision to approve or deny the zoning map amendment petition based on a number of factors, including the Planning Board's recommendation and statement of plan consistency, public input, and determination of the consistency of the proposed zoning to any adopted comprehensive plans or other plans or policies.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'EJ', followed by a horizontal line.



**Site Data**  
 Total Area: 12.45 acres  
 Apartments: 10.35 acres  
 Commercial: 2.10 acres  
 Total # of Units: 144 units  
 Max. Density Allowed: 150 units  
 Parking Required: 144 (1/unit)  
 Parking Provided: 241 (1.67/unit)



Proposed 0.24 Acre Lot Around Each Building - 1' Setback

10.29 Acre Common Area

Future Commercial

Proposed 2 Story Apartment Building 16 Units

Proposed 2 Story Apartment Building 16 Units

Proposed 2 Story Apartment Building 16 Units

Proposed 2 Story Apartment Building 16 Units

Proposed 2 Story Apartment Building 16 Units

Proposed 2 Story Apartment Building 16 Units

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Proposed 2 Story Apartment Building 16 Units

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Cedar Creek Road  
 Franklin County, North Carolina

Planned Community - Sketch 1

CEDAR CREEK APARTMENTS

Preliminary Drawing

Not for Construction

Horizontal Scale: 1" = 50'  
 Vertical Scale: n/a

Date: November 11, 2020  
 Project No.: P200105

Drawn By: SAH  
 Checked By:

Sheet:

MGA  
 Engineering • Planning  
 Surveying • Associates, P.A.

147 Thomas A. Berry Hwy., #2147/14744, NC 27604, Franklin County, NC  
 Phone: 252-444-3017 • Fax: 252-444-2715 • www.mgaassociates.com

11/11/2020 10:58 AM



**Mack Gay Associates, P.A.**

Engineering • Surveying • Planning

1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804

Phone: 252-446-3017 - Fax: 252-446-7715

Firm License: C-0569 - www.mackgaypa.com

## LETTER OF TRANSMITTAL

Date: December 10, 2020

Project Name: Rezoning for (2) Parcels at Cedar Creek and Hicks

Project No.: P200160

To: Emily Hurd  
Town of Youngsville

We are sending the following via hand delivered hard copies :

ITEM NO.	QTY.	ITEM	DESCRIPTION
1	1	Application	
2	1	Legal Descriptions	
3	1	Plat	
4	1	Application Fee	
5	1	Neighborhood Letter	
6	1	Meeting Minutes	

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit copies for approval   |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return corrected prints        |
| <input type="checkbox"/> For review and comment  |   |   |

REMARKS:

Scott Bumgarner  
scott@mackgaypa.com



TOWN of  
YOUNGVILLE

Planning and Zoning Department  
Youngsville Town Hall  
134 US 1A South  
Youngsville, NC 275963  
t 919-925-3401  
f 919-925-3402

## ZONING AMENDMENT PETITION APPLICATION

### PROCESS INFORMATION and FILING INSTRUCTIONS

1. Before filling an application, the applicant shall meet with the Planning, Zoning, and Subdivision Administrator to discuss the proposed amendment.
2. It is also required that the applicant for a rezoning meet with representatives of the neighborhood in which the property to be rezoned is located.
3. The applicant must complete this application in full. This application will not be processed unless all requested information is provided.
4. This is a process that requires a public hearing and public notification including mailed notice to adjacent property owners and a sign posted on the property. The applicant will need to provide a list of adjacent property owners and their mailing addresses.
5. The petition must be submitted by 12 pm on the first business day of the previous calendar month in order to be considered at the Planning Board meeting the following month. The Planning Board meets on the first Tuesday of each month at 6 pm, excluding holidays, at the Youngsville Community House. Following Planning Board recommendation, the proposal will be heard by the Board of Commissioners at a public hearing.
6. Please see the adopted fee schedule for the current filing fee. This must be paid in full at the time of application submittal.
7. For additional information or assistance, call the Planning Department at 919-925-3401.

### FOR DEPARTMENT USE ONLY

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Date Public Hearing Scheduled: \_\_\_\_\_

Date Hearing Advertised: \_\_\_\_\_

Petition Number: \_\_\_\_\_

Approved

Denied

Authorized Signature: \_\_\_\_\_

Disposition Date: \_\_\_\_\_





TOWN of  
YOUNGSVILLE

Planning and Zoning Department  
Youngsville Town Hall  
134 US 1A South  
Youngsville, NC 275963  
t 919-925-3401  
f 919-925-3402

GENERAL INFORMATION

Applicant Name: Michael J. Hurt

Mailing Address: P.O. Box 9038, Rocky Mount, NC 27804

Phone: 252-714-3710

Email: michaelhurt@dancobuilders.com

Property Owner Name (if different from applicant): Marshall W. Wiggins

Mailing Address: P.O. Box 899, Youngsville, NC 27596

Phone: 919-524-1889

Email: Saytwig@yahoo.com

PETITION INFORMATION

NOTE: If you are filling a petition for a text amendment, please skip to the next section.

Location of property:

2468 Cedar Creek Road. Located at the northeast corner at the intersection of Cedar Creek Road and Hicks Road.

Tax Map ID/PIN: 1863-12-4659 and 1863-13-8086

Current zoning classification: County Requested zoning reclassification: MU-2

Legal description of the property (metes and bounds, or, if subdivided, lot block and subdivision plat book and page number. Attach additional pages if necessary.)

See attached.



TOWN of  
YOUNGSVILLE

Planning and Zoning Department  
Youngsville Town Hall  
134 US 1A South  
Youngsville, NC 275963  
t 919-925-3401  
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GENERAL INFORMATION

Applicant Name: Michael J. Hurt

Mailing Address: P.O. Box 9038, Rocky Mount, NC 27804

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Email: michaelhurt@dancobuilders.com

Property Owner Name (if different from applicant): Marshall W. Wiggins

Mailing Address: P.O. Box 899, Youngsville, NC 27596

Phone: 919-524-1889

Email: \_\_\_\_\_

PETITION INFORMATION

NOTE: If you are filing a petition for a text amendment, please skip to the next section.

Location of property:

2468 Cedar Creek Road. Located at the northeast corner at the intersection of Cedar Creek Road and Hieke Road.

Tax Map ID/PIN: 1863-12-4659 and 1863-13-8086

Current zoning classification: County

Requested zoning reclassification: MU-2

Legal description of the property (metes and bounds, or, if subdivided, lot block and subdivision plat book and page number. Attach additional pages if necessary.)

See attached.



TOWN of  
YOUNGSVILLE

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t 919-925-3401  
f 919-925-3402

**TEXT AMENDMENT INFORMATION**

NOTE: Complete this section only if you are requesting an amendment to the text of the zoning ordinance.

Zoning Ordinance Section Number and Name: \_\_\_\_\_

Text Amendment Requested:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Text Amendment:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FOR BOTH MAP AND TEXT AMENDMENTS, please provide a statement (attached to this form) regarding consistency of this request with the adopted Comprehensive Land Use Plan and with maintaining the spirit and intent of the original ordinance in terms of creating harmony within districts and creating general conformity with adopted long range plans for the development of the Town of Youngsville.

**SIGNATURES**

I certify that I am the owner or have consent of the owner and act on their behalf to apply for a change to the Youngsville Development Ordinance.

Signature: 

Date: 12-3-2020

Michael Hurt (Dec 3, 2020 13:57 EST)



TOWN of  
YOUNGVILLE

Planning and Zoning Department  
Youngsville Town Hall  
134 US 1A South  
Youngsville, NC 27596  
t 919-925-3401  
f 919-925-3402

**NOTE:** If the person who has requested the Board of Commissioners to take action on a particular piece of property is not the owner of the property and does not have a binding option to purchase the property, then the actual owner(s) of the land must complete this form. If the person who is requesting the Board of Commissioners to take action on a particular piece of property is the owner of the property or has a binding option to purchase the property, please disregard this form. Attach a copy of the option to purchase if the applicant has a binding option to purchase the property.

I/We \_\_\_\_\_ am/are the owner(s) of the  
property located at \_\_\_\_\_

I/We hereby authorize \_\_\_\_\_  
to appear by consent before the Youngsville Board of Commissioners in order to ask for a zoning  
amendment to

\_\_\_\_\_ at this location. I/we authorize the Town of Youngsville to advertise and present this matter in my/our  
name as the owner of the property.

If there are any questions you may contact \_\_\_\_\_ at my address,

\_\_\_\_\_ or by telephone at (\_\_\_\_) \_\_\_\_\_ or email address \_\_\_\_\_

Respectfully yours,

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: \_\_\_\_\_

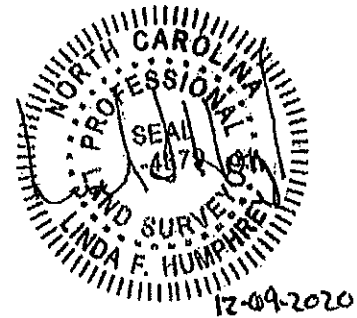
Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**Mack Gay Associates, P.A.**  
Linda F. Humphrey, PLS  
1667 Thomas A. Betts Parkway  
Rocky Mount, NC 27804  
252-446-3017  
[linda@mackgaypa.com](mailto:linda@mackgaypa.com)

**Legal Description for  
"Marshall W. Wiggins"  
(60' Access Easement)**

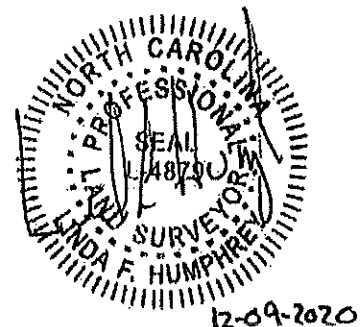
Commencing at an existing iron pipe on the northern right-of-way of Cedar Creek Road, a common corner with Franklin County Board of Education, Deed Book 1047, Page 364; thence continuing along the northern right-of-way of Cedar Creek Road S 53°07'23" W 335.64' to the TRUE POINT OF BEGINNING; thence S 53°11'26" W 61.24' to a point; thence leaving the northern right-of-way of Cedar Creek Road N 25°23'15" W 428.35' to a point; thence N 64°52'35" E 60.00' to a point; thence S 25°23'40" E 415.95' to the point and place of beginning, containing 0.58 acres according to a map titled, "Annexation map for: Marshall Wiggins, prepared by Mack Gay Associates, P.A., dated December 9, 2020.



**Mack Gay Associates, P.A.**  
Linda F. Humphrey, PLS  
1667 Thomas A. Betts Parkway  
Rocky Mount, NC 27804  
252-446-3017  
[linda@mackgaypa.com](mailto:linda@mackgaypa.com)

**Legal Description for  
"Marshall W. Wiggins"  
(Tract 3)**

Commencing at an existing iron pipe on the northern right-of-way of Cedar Creek Road, a common corner with Franklin County Board of Education, Deed Book 1047, Page 364; thence continuing along the northern right-of-way of Cedar Creek Road S 53°07'23" W 335.64' to a point; thence S 53°11'26" W 61.24' to the TRUE POINT OF BEGINNING; thence S 53°06'46" W 531.06' to a point; thence S 45°35'52" W 486.76' to a point of intersection of the northern right-of-way of Cedar Creek Road and the eastern right-of-way of Hicks Road; thence continuing with the eastern right-of-way of Hicks Road N 23°45'30" W 43.17' to a point of curvature; thence continuing along the curve, a chord bearing and distance of N 26°54'07" W 180.45' and a radius of 1313.59'; thence N 30°52'57" W 197.92' to a point of curvature; thence continuing along the curve, a chord bearing and distance of N 25°56'32" W 215.39' and a radius of 1787.02'; thence N 21°26'35" W 60.71' to a point, a common corner with Charter FC Youngsville, LLC, Deed Book 2043, Page 272; thence leaving the eastern right-of-way of Hicks Road N 64°49'22" E 1001.05'; thence S 25°23'15" E 428.35 to the point and place of beginning, containing 12.49 acres according to a map titled, "Annexation map for: Marshall Wiggins, prepared by Mack Gay Associates, P.A., dated December 9, 2020.





**Mack Gay Associates, P.A.**

Engineering · Surveying · Planning

1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804  
Phone: 252-446-3017 - Fax: 252-446-7715  
Firm License: C-0569 - www.mackgaypa.com

December 3, 2020

Subject: Rezoning

Dear Landowner,

Mr. Michael Hurt has submitted a rezoning request to the Town of Youngsville for the property depicted on the attached sketch. This property is located in the northeast quadrant at the intersection of Cedar Creek Road and Hicks Road. You are receiving this letter because you own property adjacent to or near this property. The rezoning request would rezone this property to Mixed Use (MU-2). Mr. Hurt invites you to attend a teleconference to discuss this rezoning on Wednesday, December 9, 2020 at 5:30 pm. The purpose of this meeting will be to provide information regarding the rezoning and give you the opportunity to ask questions. Please choose your option below to attend this teleconference. If you are unable to attend this meeting, please feel free to reach out to Mr. Michael Hurt directly at 252-714-3710.

Join Zoom Meeting

<https://zoom.us/j/99003982228?pwd=T3BsOW10RVl5TOVUeIRQTmJMV2VqQT09>

Meeting ID: 990 0398 2228

Passcode: 122327

One tap mobile

+19294362866,,99003982228#,,,,,0#,,122327# US (New York)

+13017158592,,99003982228#,,,,,0#,,122327# US (Washington D.C)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

Meeting ID: 990 0398 2228

Passcode: 122327

Regards,

Scott M. Bumgarner









**Mack Gay Associates, P.A.**

Engineering • Surveying • Planning

1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804  
Phone: 252-446-3017 - Fax: 252-446-7715  
Firm License: C-0569 - www.mackgaypa.com

## **Neighborhood Meeting Minutes Cedar Creek Road/Hicks Road - Rezoning**

Location: Teleconference  
Date: December 10, 2020  
Time: 5:30 pm

### **Meeting Purpose and Background**

Mr. Michael Hurt is making application to rezone (2) parcels of land at the intersection of Cedar Creek Road and Hicks Road. The purpose of this meeting was to provide an opportunity for neighbors to call in and discuss this rezoning with the developer's representative/consultant and the Town.

### **In Attendance**

Bob Clark, Town of Youngsville  
Erin Klinger, Town of Youngsville  
Scott Bumgarner, Mack Gay Associates  
Mr. Jim Moss, Adjacent Landowner

### **Discussion**

1. Scott stated the purpose for the meeting and welcomed those in attendance.
2. Scott informed the group that Michael Hurt received one call from a representative of the Franklin County School Board prior to the meeting. The representative asked a few questions and had to opposition to the rezoning request.
3. Mr. Moss, being the only attendee from the neighborhood, was asked if he had any questions or items he would like to discuss.
4. Mr. Moss asked if the property was in the Town of Youngsville's corporate limits. Scott informed Mr. Moss that it was not currently within the limits but Mr. Hurt is making application to request annexation. Scott told Mr. Moss this process would precede the



**Mack Gay Associates, P.A.**

**Engineering • Surveying • Planning**

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Firm License: C-0569 - www.mackgaypa.com

- rezoning request. If the annexation is successful, then the rezoning request will proceed.
5. Mr. Moss inquired about the situation with the shared access easement located off of Cedar Creek Road. Scott informed Mr. Moss this easement is for the non-exclusive benefit of the Charter School. The current owner reserves the right to continue to use this easement and transfer benefits to others. The property seeking annexation/rezoning will receive a non-exclusive right to use this easement. A shared driveway will be constructed on this easement for the use of the Charter School, the subject property and likely the adjacent property now owned by Franklin County.
  6. Mr. Moss asked about the planned use for the property should the rezoning request get approved. Scott informed Mr. Moss the property would be used for an apartment complex. Mr. Moss indicated he would like to see this proposed development blend and compliment the surrounding developments. Scott informed Mr. Moss this proposed development is being planned under the new Development Ordinance and it would complement the area due to landscaping and the layout of the buildings. Scott was complimentary of the new Ordinance and feels it works well for both the developers and the citizens. Mr. Moss said he was familiar with a similar project Mr. Hurt is involved with and hoped it would be operated and maintained as well as that one. Scott informed Mr. Moss this project would have a more modern look and would be operated as well as the similar project. Scott informed Mr. Moss he thought Mr. Moss would like the architectural style Mr. Hurt has selected for the proposed apartment buildings.
  7. Mr. Moss and Scott discussed a follow-up meeting with Mr. Hurt to review the proposed development planned for this property. Erin offered to email the preliminary layout to Mr. Moss which he accepted. Scott promised Mr. Moss a meeting with Mr. Hurt prior to the scheduled Board of Commissioners meeting. Scott will contact Mr. Hurt and request he schedule the meeting with Mr. Moss.
  8. Meeting was concluded.

### Action Items

1. Scott to coordinate a meeting with Mr. Hurt and Mr. Moss.





## Town of Youngsville

Post Office Box 190, Youngsville, North Carolina 27596

Phone: 919.925.3401 | Fax: 919.925.3402

March 3, 2021

RE: Zoning Map Amendment, Cedar Creek Apartments

1. A Public Hearing Notice was sent to adjoining property owners (see attached list) on February 17, 2021, to inform them of the Public Hearing scheduled for March 11, 2021 at 7:00 PM at the Youngsville Community House to hear comments on a Development Agreement submitted by Michael J. Hurt to assign initial zoning to 2468 Cedar Creek Road, at the corner of Hicks and Cedar Creek Roads (PINs 1863-12-4659 and 1863-13-8086). Information was also provided on how to access the meeting electronically.
2. The Public Hearing Notice Sign was posted on February 18, 2021.
3. Notice was published in the February 18 and February 25 issues of the Franklin Times.

**Erin Klinger**  
Planning and Zoning Administrator

## TOWN OF YOUNGSVILLE PUBLIC HEARING ELECTRONIC MEETING NOTICE

The Youngsville Board of Commissioners will hold a public hearing at 7:00 p.m., or soon thereafter, on Thursday, March 11, 2021. Please be advised that this meeting will be held electronically. Consequently, public participation in this meeting will be via electronic means only. Immediately below is the electronic meeting information.

If joining via Microsoft Teams, use the following link:

[tinyurl.com/boc-2021-03-11](https://tinyurl.com/boc-2021-03-11)

If joining via phone, use the following dial-in info:

Phone Number: **872-240-8002**

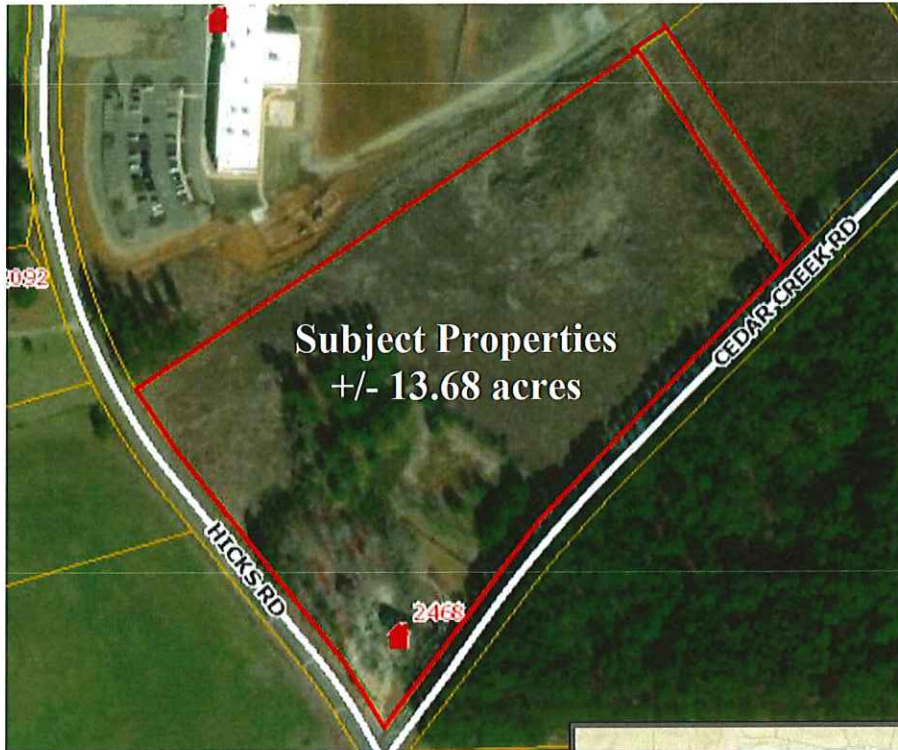
Conference code: **419 572 746#**

The Board of Commissioners will receive public comments on proposed amendments to the Youngsville Development Ordinance to assign initial zoning of MU-2 to a lot located at the corner of Hicks and Cedar Creek Roads (PIN 1863-12-4659 / 2468 Cedar Creek Road and 1863-13-8086). For more information, contact the Youngsville Planning Department at (919) 925-3401.

Citizens are welcome to attend the hearing electronically and provide comment. All persons requesting to speak during a public comment period must register in advance before 12:00 pm on the day prior to the meeting by calling town hall at (919) 925-3401 or by visiting the following website: [tinyurl.com/Youngsville-comment](https://tinyurl.com/Youngsville-comment). When requesting to register for a public hearing, persons must provide their name, physical address, comment topic, and the phone number used to dial-in to the electronic meeting. Registered persons will be recognized for comments in the order registered. The time limit for each speaker shall be five minutes.

Written public comments will also be accepted via U.S. mail, [customerservice@townofyoungsville.org](mailto:customerservice@townofyoungsville.org), and in-person at Town Hall until 24 hours before the public hearing. To conserve time, these written comments will not be read aloud during the meeting. Instead, they will be provided to board members for consideration and will become a part of official meeting minutes and the public record.

Full meeting agendas may be downloaded via the Town's website ([townofyoungsville.org](https://townofyoungsville.org)) by clicking on the "Government" link near the top-center of the home page.



**ADJOINERS FOR PINs 1863-12-4659 and 1863-13-8086**

PIN 1863-13-2393  
Charter FC Youngsville LLC  
19950 W Country Club Drive  
#800  
Aventura, FL 33180

**Applicant**  
Michael J. Hurt  
PO Box 9038  
Rocky Mount, NC 27804

PINs 1863-02-7489 and 1863-01-8956  
James T Moss Jr  
PO Box 960  
Youngsville, NC 27596

PINs 1863-12-4659 and 1863-13-8086  
Marshall and Ardythe Wiggins  
C/O Marshall Wiggins  
PO Box 899  
Youngsville, NC 27596

PIN 1863-32-8321  
Dawn H. Dickens Trustee  
2311 White Level Road  
Louisburg, NC 27549





## Town of Youngsville

AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES  
AND THE TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE  
TOWN'S SOLID WASTE MANAGEMENT PROGRAM  
(OWNER SERVICE PROVISION TO APARTMENT COMPLEXES)

WHEREAS, N.C.G.S. § 160A-193 (Abatement of public health nuisance) authorizes the Town of Youngsville (the "Town") to "remedy everything in the city limits, or within one mile thereof, that is dangerous or prejudicial to the public health or public safety"; and

WHEREAS, Chapter Six of the Code of General Ordinances of the Town of Youngsville promulgates policies relating to the protection of public health; and

WHEREAS, the Town desires to amend its solid waste management program policies to clarify requirements and fees associated with the management of trash generated within its corporate limits.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF YOUNGVILLE ORDAINS:

Section 1. Section 6.203 of the Town of Youngsville Code of General Ordinances shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

**6.203 Garbage Rules.** The Town of Youngsville provides ~~its~~ the following solid waste management services to all residential dwellings (except apartment complexes, which shall be designated by the Town's planning and zoning officer) within the Town's corporate limits for the fees specified in the Town's fee schedule: [1] household trash collection; [2] household recycling collection; [3] bulky-item trash collection; and [4] yard waste collection (collectively, the "solid waste management program"). ~~citizens with a garbage service for a set fee. This Participation in the Town's solid waste management program service (and payment of associated fees) is mandatory for all residential dwellings within the Town's corporate limits (except apartment complexes, which shall be designated by the Town's planning and zoning officer). If a property has multiple dwelling units, each individual unit – or each "front door" – is assessed a separate solid waste management program fee. More information on the Town's solid waste management program (including program rules, collection dates, and acceptable materials) may be obtained from Town staff. The size, type, dimensions, location, and number of receptacles at multi-family / multi-unit dwellings and complexes (of any size) is subject to approval and inspection by the Town to ensure proper waste management.~~ Household garbage ONLY allowed in the roll carts and ALL garbage must be in bags. Loose materials are not allowed. Residential and Business pick-up is done once a week on Tuesday and should be at the curbside by 7:00am. Each business and residence is furnished a 90-gallon roll cart. Use of extra cans is now prohibited. These conditions must be met for household garbage to be picked up in



Town of Youngsville ordinance dated April 8, 2021  
AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES AND THE  
TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE TOWN'S SOLID WASTE  
MANAGEMENT PROGRAM (OWNER SERVICE PROVISION TO APARTMENT COMPLEXES)

---

~~accordance with the contract between the Town and the sanitation service. Fees are included with the monthly water bill. Residents can rent an extra 90-gallon roll cart for an extra fee per month. Curbside recycling is also available to town residents. Allowable items are: Plastic bottles (numbers 1-7, No oils or pesticides); Glass—brown and clear; Aluminum cans and newspapers. Cardboard should be broken down and placed at curbside for Monday pick-up. The Town Truck also picks up garbage that is not allowed in the roll carts on Mondays.~~

~~The rules are as follows for curbside pickup by the Town:~~

- ~~1. Monday will be the scheduled pick-up days by the Town truck.~~
- ~~2. 30-gallon garbage can a maximum, if can is used.~~
- ~~3. 50-pound weight maximum for each item~~
- ~~4. No automotive or truck parts~~
- ~~5. No lumber or building materials from demolished, remodeled or new buildings or houses.~~
- ~~6. No large trees that have been cut by tree removal companies or individuals regardless of size~~
- ~~7. No tree or shrubbery limbs that are cut in pieces over 5 feet in length~~
- ~~8. No item that one person cannot safely load~~
- ~~9. No full truck loads of anything without a \$50.00 (MINIMUM) per load plus actual tipping fees~~
- ~~10. Cardboard recycling containers are located in three convenient locations: beside the Youngsville ABC Store, Griffin's parking lot, and beside the railroad tracks on N. E. Railroad Street. Or cardboard can be broken down and placed by the curb for Monday pick-up.~~
- ~~11. Leaf Season runs from the first Wednesday of November to the first Wednesday of February. During Leaf Season, the Town will pick up leaves that are raked to the side of the road on Wednesdays, weather permitting. They should be in neat piles with no sticks, twigs, or rocks mixed in with them. During other times of the year, leaves, grass clippings, pine straw, pine cones, flowers, etc. will be picked up the 1st Wednesday of each month. Please do not bag your leaves, etc. All leaves, etc. should be raked to the curbside.~~



Town of Youngsville ordinance dated April 8, 2021  
AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES AND THE  
TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE TOWN'S SOLID WASTE  
MANAGEMENT PROGRAM (OWNER SERVICE PROVISION TO APARTMENT COMPLEXES)

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Section 2. Section 6.206 of the Code of General Ordinances of the Town of Youngsville shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

**6.206 Commercial Establishments and Apartment Complexes; ~~Multiple-Housing Developments~~.**

Where refuse accumulates at apartment complexes (which shall be designated by the Town's planning and zoning officer) and commercial establishments (e.g. stores, hotels, motels, ~~apartment houses~~, theaters, office buildings, industries, and similar places) ~~in quantities of more than 100 gallons~~, the owner(s) shall provide proper receptacles for garbage and trash and ensure proper and timely disposal. The size, type, dimensions, location, and number of receptacles is subject to approval and inspection by the town to ensure proper waste management, including, but not limited to, the following requirements:

1. Commercial establishments and apartment complexes that accumulate trash exceeding four (4) 30-gallon containers per week shall furnish commercial containers of a painted heavy gauge steel with a capacity of not more than eight (8) cubic yards and/or compactors. Businesses shall be permitted to share containers among two (2) or more businesses.
2. All waste receptacles (including roll-out containers, dumpsters, or compactors) shall be kept clean, with covers on and maintained in good condition and repair by the owner or user thereof.
3. All waste receptacles shall be kept in a place easily accessible to collection trucks at all times, and no establishment shall be allowed to obstruct or hinder the servicing of waste receptacles by collection trucks.

Under this Section, the owners of commercial establishments and apartment complexes assume primary responsibility for the management of solid waste produced on their properties. However, the Town still maintains the authority to ensure waste does not become a menace to the public health. Thus, the Town will actively patrol and enforce minimum standards for waste management at such establishments. In cases where waste management at such establishments is determined to be unsatisfactory (by determination of the Town administrator, code enforcement officer, or designee) a notice of violation shall issue for such a violation.

As an exception to the penalties and procedures for enforcement enumerated in Chapter 12 of this Code, the following shall apply to each violation issued under this section:

1. due to the imminent public health risk posed by violations of this section, no warning citation shall be issued or required;
2. notices of violation may be delivered by the most expedient means, as determined by the issuing official;



Town of Youngsville ordinance dated April 8, 2021  
AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES AND THE TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE TOWN'S SOLID WASTE MANAGEMENT PROGRAM (OWNER SERVICE PROVISION TO APARTMENT COMPLEXES)

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3. the first violation issued to any property shall carry a civil penalty of two hundred fifty dollars (\$250.00);
4. the second and all subsequent violations issued to any property shall carry a civil penalty of five hundred dollars (\$500.00);
5. each day any single violation continues shall be a separate violation;
6. a violation may be disputed by contacting the town within one day of the violation's issue, all violations shall be adjudicated by the town administrator, and if the town administrator vacates the violation the civil penalty shall also be vacated; and
7. if a violation continues beyond a single day the town reserves authority to abate the violation and – in addition to all penalties – the town shall charge the property owner for all reasonable costs associated with the abatement.

~~Business, industries and institutions having accumulations which are too heavy for four (4) 30-gallon containers collected once per week shall be required to furnish commercial containers of a painted heavy gauge steel with a capacity of not more than eight (8) cubic yards and or compactors. Businesses shall be permitted to share containers among two (2) or more businesses.~~

~~The type, size and location of commercial containers shall be subject to the approval of the Code Enforcement Officer.~~

~~Multiple housing developments with ten (10) or more units shall be required to furnish and use commercial containers and or compactors in accordance with subsection B of this section.~~

~~All roll-out containers, dumpsters and or compactors used for storage and collection of garbage, trash, or similar material shall be kept clean, with covers on and maintained in good condition and repair by the owner or user thereof, and shall be subject to inspection and approval or condemnation by the Code Enforcement Officer.~~

~~Dumpsters and or compactors shall be kept in a place easily accessible to city or private hoist trucks at all times and no service shall be given to those places permitting objects, obstructions, or vehicles to hinder the servicing of the containers by the hoist trucks.~~

~~Adopted this 10<sup>th</sup> day of April, 2014.~~

Section 3. The "GARBAGE" section of the Town of Youngsville - General Fee Schedule shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

GARBAGE	
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Town of Youngsville ordinance dated April 8, 2021  
 AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES AND THE  
 TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE TOWN'S SOLID WASTE  
 MANAGEMENT PROGRAM (OWNER SERVICE PROVISION TO APARTMENT COMPLEXES)

Mandatory Regular Service <u>per dwelling unit, 1 Roll Cart (for multi-unit structures, each individual unit – or each “front door” – is assessed a separate solid waste management program fee)</u>	\$27.15
Mandatory Regular Service, <u>plus one additional trash roll cart 2 Roll Carts</u>	\$40.92
Mandatory Regular Service, <u>plus two additional trash roll carts 3 Roll Carts</u>	\$54.40
Voluntary Recycling Service, 1 Cart	\$7.00
Voluntary Recycling Service, 2 Carts	\$13.00
Extra Loads: \$50.00 per load plus Tipping Fees	\$50.00 per load plus Tipping Fees *
*One (1) free load per week with active garbage account	

This ordinance is effective upon its adoption this 8th day of April 2021.

The motion to adopt this ordinance was made by \_\_\_\_\_,

seconded by \_\_\_\_\_ and passed by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
 Fonzie Flowers, Mayor

ATTEST:

\_\_\_\_\_  
 Emily Hurd, Town Clerk

This is to certify that this is a true and accurate copy of Ordinance No. \_\_\_\_\_

adopted by the Town of Youngsville Board of Commissioners on the 9th day of April 2020.

\_\_\_\_\_  
 Emily Hurd, Town Clerk

\_\_\_\_\_  
 Date







## Town of Youngsville

### AN ORDINANCE AMENDING CHAPTER SIX OF THE TOWN CODE OF ORDINANCES AND THE TOWN FEE SCHEDULE TO CLARIFY THE REQUIREMENTS OF THE TOWN'S SOLID WASTE MANAGEMENT PROGRAM (TOWN SERVICE PROVISION TO APARTMENT COMPLEXES)

WHEREAS, N.C.G.S. § 160A-193 (Abatement of public health nuisance) authorizes the Town of Youngsville (the "Town") to "remedy everything in the city limits, or within one mile thereof, that is dangerous or prejudicial to the public health or public safety"; and

WHEREAS, N.C.G.S. § 160A-314.1 authorizes the Town to impose a fee for the collection of solid waste, and N.C.G.S. § 160A-317(b) authorizes the Town to impose certain requirements regarding collection and disposal of solid waste upon the owners of improved property; and

WHEREAS, Chapter Six of the Code of General Ordinances of the Town of Youngsville promulgates policies relating to the protection of public health, including the Town's solid waste management program; and

WHEREAS, the Town desires to amend its solid waste management program policies to clarify requirements and fees associated with the management of trash generated within its corporate limits.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF YOUNGSVILLE ORDAINS:

Section 1. Section 6.203 of the Town of Youngsville Code of General Ordinances shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

**6.203 Garbage Rules.** The Town of Youngsville provides ~~its~~ the following solid waste management services to all residential dwellings within the Town's corporate limits for the fees specified in the Town's fee schedule: (1) household trash collection, (2) household recycling collection, (3) bulky-item trash collection, and (4) yard waste collection (collectively, the "solid waste management program"). ~~citizens with a garbage service for a set fee. This Participation in the Town's solid waste management program service (and~~ citizens with a garbage service for a set fee. This participation in the Town's solid waste management program service (and ~~payment of associated fees) is mandatory for all residential dwellings within the Town's corporate limits (including all multi-family / multi-unit dwellings and complexes). If a property has multiple units (such as an apartment complex), each individual unit – or each "front door" – is assessed a separate solid waste management program fee. More information on the Town's solid waste management program (including program rules, collection dates, and acceptable materials) may be obtained from Town staff. The size, type, dimensions, location, and number of receptacles at multi-family / multi-unit dwellings and complexes is subject to approval and inspection by the Town to ensure proper waste management. Household garbage ONLY allowed in the roll carts and ALL~~ payment of associated fees) is mandatory for all residential dwellings within the Town's corporate limits (including all multi-family / multi-unit dwellings and complexes). If a property has multiple units (such as an apartment complex), each individual unit – or each "front door" – is assessed a separate solid waste management program fee. More information on the Town's solid waste management program (including program rules, collection dates, and acceptable materials) may be obtained from Town staff. The size, type, dimensions, location, and number of receptacles at multi-family / multi-unit dwellings and complexes is subject to approval and inspection by the Town to ensure proper waste management. Household garbage ONLY allowed in the roll carts and ALL



Town of Youngsville ordinance dated April 8, 2021  
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~~garbage must be in bags. Loose materials are not allowed. Residential and Business pick-up is done once a week on Tuesday and should be at the curbside by 7:00am. Each business and residence is furnished a 90-gallon roll cart. Use of extra cans is now prohibited. These conditions must be met for household garbage to be picked up in accordance with the contract between the Town and the sanitation service. Fees are included with the monthly water bill. Residents can rent an extra 90-gallon roll cart for an extra fee per month. Curbside recycling is also available to town residents. Allowable items are: Plastic bottles (numbers 1-7, No oils or pesticides); Glass—brown and clear; Aluminum cans and newspapers. Cardboard should be broken down and placed at curbside for Monday pick up. The Town Truck also picks up garbage that is not allowed in the roll carts on Mondays.~~

To ease the administrative burden relating to the assessment of fees on apartment complexes and multi-family dwellings (i.e., structures with more than two dwelling units) – and to prevent unnecessary liens being placed on those properties for non-payment of fees by tenants – the Town shall implement the following budget billing procedures: (1) the Town shall directly bill the owners of apartment complexes for the Town's solid waste management program fee; (2) an average occupancy rate of 90% shall be assumed during the billing process and the number of fees assessed shall be rounded-up to the nearest whole number (e.g. a 305-unit complex shall be billed for 275 solid waste management program fees).

~~The rules are as follows for curbside pickup by the Town:~~

- ~~1. Monday will be the scheduled pick-up days by the Town truck.~~
- ~~2. 30-gallon-garbage can a maximum, if can is used.~~
- ~~3. 50 pound weight maximum for each item~~
- ~~4. No automotive or truck parts~~
- ~~5. No lumber or building materials from demolished, remodeled or new buildings or houses.~~
- ~~6. No large trees that have been cut by tree removal companies or individuals regardless of size~~
- ~~7. No tree or shrubbery limbs that are cut in pieces over 5 feet in length~~
- ~~8. No item that one person cannot safely load~~
- ~~9. No full truck loads of anything without a \$50.00 (MINIMUM) per load plus actual tipping fees~~



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~~10. Cardboard recycling containers are located in three convenient locations: beside the Youngsville ABC Store, Griffin's parking lot, and beside the railroad tracks on N. E. Railroad Street. Or cardboard can be broken down and placed by the curb for Monday pick-up.~~

~~11. Leaf Season runs from the first Wednesday of November to the first Wednesday of February. During Leaf Season, the Town will pick up leaves that are raked to the side of the road on Wednesdays, weather permitting. They should be in neat piles with no sticks, twigs, or rocks mixed in with them. During other times of the year, leaves, grass clippings, pine straw, pine cones, flowers, etc. will be picked up the 1st Wednesday of each month. Please do not bag your leaves, etc. All leaves, etc. should be raked to the curbside.~~

Section 2. Section 6.206 of the Code of General Ordinances of the Town of Youngsville shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

**6.206 Commercial Establishments; ~~Multiple-Housing Developments~~.**

Where refuse accumulates at commercial establishments (e.g. stores, hotels, motels, apartment houses, theaters, office buildings, industries, and similar places) ~~in quantities of more than 100 gallons~~, the owner(s) shall provide proper receptacles for ~~garbage and trash~~ and ensure proper and timely disposal. The size, type, dimensions, location, and number of receptacles is subject to approval and inspection by the Town to ensure proper waste management, including, but not limited to, the following requirements:

1. Commercial establishments that accumulate trash exceeding four (4) 30-gallon containers per week shall furnish commercial containers of a painted heavy gauge steel with a capacity of not more than eight (8) cubic yards and/or compactors. Businesses shall be permitted to share containers among two (2) or more businesses.
2. All waste receptacles (including roll-out containers, dumpsters, or compactors) shall be kept clean, with covers on and maintained in good condition and repair by the owner or user thereof.
3. All waste receptacles shall be kept in a place easily accessible to collection trucks at all times, and no establishment shall be allowed to obstruct or hinder the servicing of waste receptacles by collection trucks.

Under this Section, the owners of commercial establishments assume primary responsibility for the management of solid waste produced on their properties. However, the Town still maintains the authority to ensure waste does not become a menace to the public health. Thus, the Town will actively patrol and enforce minimum standards for waste management at such establishments. In cases where waste management at such establishments is determined to be unsatisfactory (by determination of the Town



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administrator, code enforcement officer, or designee) a notice of violation shall issue for such a violation.

As an exception to the penalties and procedures for enforcement enumerated in Chapter 12 of this Code, the following shall apply to each violation issued under this section:

1. due to the imminent public health risk posed by violations of this section, no warning citation shall be issued or required;
2. notices of violation may be delivered by the most expedient means, as determined by the issuing official;
3. the first violation issued to any property shall carry a civil penalty of two hundred fifty dollars (\$250.00);
4. the second and all subsequent violations issued to any property shall carry a civil penalty of five hundred dollars (\$500.00);
5. each day any single violation continues shall be a separate violation;
6. a violation may be disputed by contacting the Town within one business day of the violation's issue, all violations shall be adjudicated by the town administrator, and if the town administrator vacates the violation the civil penalty shall also be vacated; and
7. if a violation continues beyond a single day the Town reserves authority to abate the violation and – in addition to all penalties – the Town shall charge the property owner for all reasonable costs associated with the abatement.

~~Business, industries and institutions having accumulations which are too heavy for four (4) 30-gallon containers collected once per week shall be required to furnish commercial containers of a painted heavy gauge steel with a capacity of not more than eight (8) cubic yards and or compactors. Businesses shall be permitted to share containers among two (2) or more businesses.~~

~~The type, size and location of commercial containers shall be subject to the approval of the Code Enforcement Officer.~~

~~Multiple housing developments with ten (10) or more units shall be required to furnish and use commercial containers and or compactors in accordance with subsection B of this section.~~

~~All roll-out containers, dumpsters and or compactors used for storage and collection of garbage, trash, or similar material shall be kept clean, with covers on and maintained in good condition and repair by the owner or user thereof, and shall be subject to inspection and approval or condemnation by the Code Enforcement Officer.~~



Town of Youngsville ordinance dated April 8, 2021  
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~~Dumpsters and or compactors shall be kept in a place easily accessible to city or private hoist trucks at all times and no service shall be given to those places permitting objects, obstructions, or vehicles to hinder the servicing of the containers by the hoist trucks.~~

~~Adopted this 10<sup>th</sup> day of April, 2014.~~

Section 3. The "GARBAGE" section of the Town of Youngsville – General Fee Schedule shall be amended as follows (deletions in ~~strikethrough~~, additions underlined).

GARBAGE	
Mandatory Regular Service <u>per dwelling unit, 1 Roll Cart (for multi-unit structures, each individual unit – or each "front door" – is assessed a separate solid waste management program fee)</u>	\$27.15
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Mandatory Regular Service, <u>plus two additional trash roll carts</u> <del>3 Roll Carts</del>	\$54.40
Voluntary Recycling Service, 1 Cart	\$7.00
Voluntary Recycling Service, 2 Carts	\$13.00
Extra Loads: \$50.00 per load plus Tipping Fees	\$50.00 per load plus Tipping Fees *
*One (1) free load per week with active garbage account	

This ordinance is effective upon its adoption this 8th day of April 2021.

The motion to adopt this ordinance was made by \_\_\_\_\_,

seconded by \_\_\_\_\_ and passed by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
 Fonzie Flowers, Mayor

ATTEST:

\_\_\_\_\_  
 Emily Hurd, Town Clerk

This is to certify that this is a true and accurate copy of Ordinance No. \_\_\_\_\_  
 adopted by the Town of Youngsville Board of Commissioners on the 9th day of April 2020.

\_\_\_\_\_  
 Emily Hurd, Town Clerk

\_\_\_\_\_  
 Date





# 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](mailto:CustomerService@TownofYoungsville.org)

[www.townofyoungsville.org](http://www.townofyoungsville.org)

## MINUTES BOARD OF COMMISSIONERS

FEBRUARY 11, 2021

7:00PM

### REGULAR MEETING

### YOUNGVILLE 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, Scott Brame, Larry Wiggins, and Joseph Johnson. Others in attendance were Town Administrator Phillip Cordeiro, Town Clerk / Tax Collector Emily Hurd, Police Chief Greg Whitley, Attorney Katie Barber-Jones (teleconference), Parks and Recreation Director Andrew Smith, Public Works Supervisor Randy Smith, Planning Director Erin Klinger, and ABC Board Chairman Rick Houser.

#### **MOTION: TO APPROVE THE AGENDA**

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

The next item on the agenda were Public Hearings. The first Public Hearing was for Annexation Petition 2021-2, Marshall Wiggins for property located at 2468 Cedar Creek Road. Mayor Flowers opened the Public Hearing at 7:01pm. Klinger clarified the location of the property at the intersection of Cedar Creek Road and Hicks Road. She explained Michael Hurt approached the Town regarding building an apartment complex and annexation of the property.

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 7:02pm.

The second Public Hearing was for Annexation Petition 2021-3 - Wiggins Village, Phase 2 on Hicks Road. Mayor Flowers opened the Public Hearing at 7:02pm. 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 7:03pm.

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 – January 14, 2021
- Finance Report
- Fire Department Report
- Parks and Recreation Report
- Planning and Zoning Report
- Police Department Report
- Public Works Report
- Tax Collector's Report
- Tax Release – William Jason Pearce - \$11.15 – Out of Town
- Budget Amendment – Capital Project Expenditures

**MOTION: TO APPROVE THE CONSENT 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 Old Business. The first item under Old Business was to adopt Annexation Ordinance 2021-2, Marshall Wiggins for property located at 2468 Cedar Creek Road.

**MOTION: ADOPT ANNEXATION ORDINANCE 2021-2, MARSHALL WIGGINS, 2468 CEDAR CREEK ROAD**

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

The second item under Old Business was to adopt Annexation Ordinance 2021-3 for Wiggins Village, Phase 2 on Hicks Road.

**MOTION: ADOPT ANNEXATION ORDINANCE 2021-3, WIGGINS VILLAGE, PHASE 2 – HICKS ROAD**

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

The next item on the agenda was New Business. The first item under New Business was to consider forgiveness of payables related to management services rendered by the Town to the Youngsville Board of Alcoholic Beverage Control. Cordeiro noted the management services agreement with the ABC Board expired in FYE 2020. He explained the calculation of minimum distributions the ABC Board had to pay to the Town based on General Statutes. On top of the minimum distributions owed to the Town, the ABC Board had contracted to provide the Town all additional profits. However, that agreement was in place when the ABC Board didn't need the additional revenue. Cordeiro stated the ABC Board was in the process of opening an ABC Store at the Foodlion Plaza because of the growth in the area. He explained the ABC Board was requesting to keep the additional profit of \$48,000 from FYE 2020 so they can use those funds towards opening the new ABC Store. Cordeiro noted the new ABC Store location will increase revenues, thus increasing the minimum distributions to the Town. He felt this was an excellent move.

**MOTION: APPROVE RESOLUTION OF FORGIVENESS OF PAYABLES RELATED TO MANAGEMENT SERVICES RENDERED BY THE TOWN TO THE YOUNGSVILLE BOARD OF ALCOHOLIC BEVERAGE CONTROL**

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

The second item under New Business was to schedule a Public Hearing to allow comment on amendments to Chapter Six of the Town Code of Ordinances (Solid Waste Management Program) and the amendments to the Town's Fee Schedule. Cordeiro explained there were two proposals included in the agenda packet. He encouraged the Board to read and deliberate in advance of the Public Hearing. Cordeiro stated the point of the proposed amendments was to decide the Town's direction on how to move forward with solid waste as it pertains to apartment complexes. Currently, apartment complexes are treated as commercial. He felt the purpose of the sanitation program included community appearance and safety. As it stands, commercial businesses are currently allowed to contract with vendors directly as business needs varied, including some needs the Town is currently unable to handle. However, Cordeiro noted that it was possible to bring service to apartment complexes in house. He explained it was still a residential need with the same type of waste, though the amount will vary. The apartment complexes will normally use a dumpster or compactor, but the Town will be able to take care of that. The question is, does the Town want to maintain the compactors or let the apartment complexes maintain the compactors themselves. Cordeiro noted the downside of having the apartment complexes maintain their services is that not all of them may do as good of a job as expected, though others may exceed expectations. He stated Code Enforcement would be able to take care of any problems but it's not a situation the Town wants to be in as it creates complexity.

Cordeiro explained the roll carts will be brought in house for services, but the Town will still need to contract with a waste management service for the compactors. He noted the Town would still control how the compactors are serviced. Both ways of managing compactors have their pros and cons.

Cordeiro stated he drafted two versions revising the Code of Ordinances; one version leaves service up to the apartment complex and one version that provides the Town take over service with the apartment complex paying a per unit fee equal to the residential rate. He explained the garbage rate should be uniform across all residential accounts as the purpose of the fee is to take the entire costs of the service town wide and divide it equally amongst the residential accounts. Cordeiro noted other services were handled this way, such as policing that was paid with taxes.

Cordeiro stated he wanted to schedule a Public Hearing for next month with the hope of adopting the revisions in April or May. This will give the Town time to address any concerns and feedback.

Mike Hurt, co-owner of several apartment complexes in the area, explained in 2014 the Town changed the way apartment complexes were handled and gave the servicing responsibilities to the apartment complexes. His understanding was the Town did not want to get into the compactor business. Since 2014, compactors at apartment complexes have been maintained by the owners. Mr. Hurt stated there was an issue around Christmas that was brought to the Town's attention but noted that problem has since been addressed. He stated there did need to be some sort of penalty should the Town not take over the compactors at apartment complexes. Penalties will help ensure the properties are well maintained. Mr. Hurt stated no one wanted a well-maintained property more than the owners, as they want to be able to rent the units and an appealing community is important. The problems at Hampton Village have been addressed and he will speak more during the Public Hearing.

Cordeiro noted the only apartment complex currently in town is Hampton Village but more are being built soon. He wanted to get in front of this situation and set a policy that will apply to all potential owners of apartment complexes. Cordeiro explained both versions address issues regarding non-compliance, including penalties. As violations of solid waste rules are more of an immediate concern, the revisions curtail some of the appeals process.

**MOTION: SCHEDULE PUBLIC HEARING FOR 7:00PM ON THURSDAY, MARCH 11, 2021**

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

The third item under New Business was the presentation of Annexation Petitions; 2021-1 – Holden Creek Preserve, Phase 6 – Holden Creek LLC portion, 2021-4 – East Woods of Patterson, Phase 7 – Patterson Woods LLC and 2021-5 – Holden Creek Preserve, Phase 6 – Taylor Morrison Portion. Hurd presented the Annexation Petitions and explained the locations to the Board. She noted that Holden Creek Preserve, Phase 6 had two owners because some of the lots had been sold to a builder, Taylor Morrison.

The fourth item under New Business was to adopt the Resolutions directing Clerk to investigate a petition received under NCGS 160A-31; 2021-1 – Holden Creek Preserve,

Phase 6 – Holden Creek LLC portion, 2021-4 – East Woods of Patterson, Phase 7 – Patterson Woods LLC, and 2021-5 – Holden Creek Preserve, Phase 6 – Taylor Morrison Portion.

**MOTION: APPROVE THREE RESOLUTIONS DIRECTING CLERK TO INVESTIGATE PETITIONS RECEIVED UNDER NCGS 160A-31: 2021-1 – HOLDEN CREEK PRESERVE, PHASE 6 – HOLDEN CREEK LLC PORTION, 2021-4 – EAST WOODS OF PATTERSON, PHASE 7, PATTERSON WOODS LLC, AND 2021-5 – HOLDEN CREEK PRESERVE, PHASE 6 – TAYLOR MORRISON PORTION**

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; 2021-1 – Holden Creek Preserve, Phase 6 – Holden Creek LLC portion, 2021-4 – East Woods of Patterson, Phase 7 – Patterson Woods LLC, and 2021-5 – Holden Creek Preserve, Phase 6 – Taylor Morrison Portion. Hurd noted she has verified the ownership of the newly sold property in Holden Creek Preserve, Phase 6. As all annexation petitions were for companies, she stated she has verified signatures of the company representatives.

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; 2021-1 – Holden Creek Preserve, Phase 6 – Holden Creek LLC portion, 2021-4 – East Woods of Patterson, Phase 7 – Patterson Woods LLC, and 2021-5 – Holden Creek Preserve, Phase 6 – Taylor Morrison Portion.

**MOTION: APPROVE THREE RESOLUTIONS FIXING DATE OF PUBLIC HEARING FOR MARCH 11, 2021 ON QUESTION OF ANNEXATIONS PURSUANT TO NCGS 160A-31: 2021-1 – HOLDEN CREEK PRESERVE, PHASE 6 – HOLDEN CREEK LLC PORTION, 2021-4 – EAST WOODS OF PATTERSON, PHASE 7 – PATTERSON WOODS LLC, AND 2021-5 – HOLDEN CREEK PRESERVE, PHASE 6 – TAYLOR MORRISON PORTION**

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. Mayor Flowers congratulated Cordeiro on his upcoming fatherhood.

Mayor Flowers stated the litter was still rather bad and knows the subject has come up often. He didn't know any way to fix the problem and wondered if the fines could be increased. Mayor Flowers stated it was also a problem catching the person littering. He noted the litter was horrible in all the areas surrounding town and was open to solutions.

Commissioner Hedlund stated he has met with local business owners and those areas have been discussed. They are looking to host a massive road cleanup on March 27<sup>th</sup> and hope to do this as an annual event. Commissioner Hedlund stated he knew this wouldn't solve the problem. He noted the Franklin County Sheriff's Office had an inmate program for road cleaning and since that program stopped, the situation had worsened. Commissioner Hedlund inquired if they could meet with Sheriff Winstead to start the program again.

Mayor Flowers applauded the effort by Commissioner Hedlund and the Kiwanis Club to keep the town clean. He noted the areas in the ETJ outside of town limits were in bad condition and it has been an issue for a long time. Mayor Flowers stated he was open to suggestions on how to best curb the problem. Commissioner Hedlund stated he would prefer to meet with Sheriff Winstead instead of sending a request by letter and Mayor Flowers stated he would be open to meeting with the Sheriff as well. Cordeiro stated Chief Whitley could engage Sheriff Winstead about inmate labor, noting the Sheriff was an excellent partner of the Town. He noted the local Chiefs and the Sheriff met regularly and felt this was a good idea for all the municipalities to participate in.

Cordeiro thanked everyone for their well wishes and the Board's support. He expressed his appreciation to the Board for their support, which allowed him to get the right team assembled. Cordeiro stated the Town is doing great things for the community and he had confidence in the Town's Staff during his absence. He noted the Board could reach out to any of the Department Heads should they need help or information.

Cordeiro noted the Public Works facility was progressing, with a June target date. The Main Street Improvements Project (MSIP) was also on target. He stated the Franklin County Board of Commissioners would approve the final agreement for the utility work Franklin County would complete during the project. Cordeiro stated he will keep the Board informed as they move forward.

Commissioner Hedlund noted Grace Haven Church has adopted Hicks Road and they were able to clean it this month. He stated David Jerosse was working with the Wake Forest Kiwanis Club to do a citywide event between Wake Forest and Youngsville to clean the roads.

Commissioner Johnson stated the access road to Luddy Park from Holden Road had ruts in it from the trucks that were being driven on it. With all the rain, it has created some major problems. He felt that area needed to have the pavement extended.

Commissioner Brame stated the Northeast Area Study (NEAS) update was coming to an end. He stated there was a virtual event on Monday. This event will allow a virtual walkthrough and participants will be allowed to go to different stages. The maps will be interactive and there will still be time for the public to make further comments. Cordeiro stated the website was NEASupdate.com and noted the NEAS also included plans for more than just traffic, such as bike trails, pedestrian trails, and greenways.

Cordeiro stated he had nothing to add to Patton-Motluck's Financial Report.





## Town of Youngsville Finance Report

To: Youngsville Board of Commissioners  
From: Kari Patton-Molluck, Finance Officer  
Date: February 8, 2021  
Re: Finance Report – January 2021

During the month of December, there were:

- 100 checks written and electronic payments made totaling \$355,768.41
- 372 deposits recorded totaling \$141,585.92
- Our Current Debt Issuance:
  - Vehicle Loans – total balance \$375,462.62
  - Street Loan – total balance \$169,115.12
  - Public Works and Town Hall Loan – total balance N/A as of 2/8/21
- Town's Debt Changes:
  - No material changes.
- Items of Note:
  - No items of note.
- Capital Improvements Plan
  - Public Works Facility and Town Hall Renovations – Site work and design work continues.

Mayor Flowers noted the Youngsville Fire Department's Annual Report was included in the agenda packet. He stated they have done a great job and appreciated all they do for the community.

At the bottom of his report, R Smith noted there were projects regarding trimming the trees at the Mitchell Park. He explained he had reached out to arborists and will update the Board next month on the progress.

A Smith stated he had nothing to add to the Parks and Recreation Report.



## Town of Youngsville Parks and Recreation

From: Andrew Smith, Parks and Recreation Director  
To: Youngsville Board of Commissioners  
Date: February 11, 2021  
Subject: Parks and Recreation Department Month of January Report

Please find below a summary of the parks and recreation department's activity during the month of January 2021.

- Recreation programs
  - Youngsville Community Egg Hunt
    - Event planning is underway
    - This event will take place on Saturday, March 27th from 9:00am-12:00pm
    - Event will be set up similar to our Trick or Treat the Trail event in order to help maintain social distancing
      - Participants will come at certain timeframes based on the first letter of their last name in order to prevent a larger group of citizens showing up at one time
      - Sanitizing stations and social distancing signage will be located throughout the park
    - 12 different tables will be set up around the trail for participants to get eggs
    - Kona Ice will serve free snow cones to those that locate all 12 eggs around the trail
  - Spring baseball
    - Registration has opened and is almost full
    - Season will begin in March
  - Spring adult kickball
    - Registration has opened
    - Season will begin in April
  - Open art night
    - Registration is currently open
    - Event will take place on February 15th
- Facilities maintenance / capital improvements
  - On February 12th and 13th, 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 she had nothing to add to the Planning and Zoning Report.



## Town of Youngville Planning Staff Report

To: Youngville Board of Commissioners  
From: Erin Klinger, Planning and Zoning Administrator  
Date: February 5, 2021  
Re: Planning Staff Report – January 2021

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During the month of January, there were:

- 3 permit applications submitted and issued: 2 for new homes and 1 for a fence.
- 7 certificates of compliance were issued.
- One notice of violation was sent for off-premise signage.
- Upcoming projects:
  - Zoning for newly annexed parcel at the corner of Cedar Creek and Hicks Roads.

Chief Whitley stated he had nothing to add to the Police Department Report.



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

### MONTHLY REPORT JANUARY 2021

#### CALLS FOR SERVICE

The Youngville Police Department recorded 366 calls for service during the month of January compared to 365 calls in the same month last year. Of those 366 calls for service, 8 reports were taken, and 77 citations were written. There were no critical incidents this reporting period.

#### MOTOR VEHICLE COLLISIONS

During January 2021 the Youngville Police Department investigated two (2) motor vehicle collisions as compared to eleven (11) the same month last year. There were no injuries reported as a result of these collisions.

#### PATROL OPERATIONS

- Officers increased patrol of Hampton Village from 1/1/2021 to 1/26/2021 in response to two (2) motor vehicle breaking and entering incidents and three (3) attempted thefts from motor vehicles. To help deter, identify, and/or apprehend the suspect(s) involved in these cases, officers were directed to frequent the area between 9:00 PM and 6:00 AM. There have been no additional reports of motor vehicle related criminal activity following this operation.
- On January 19, 2021 at approximately 4:30 AM an unknown suspect successfully entered Youngville Pharmacy by breaking the front glass of the store. The suspect entered the business, remained for a few minutes, but did not take any items. This is an ongoing investigation with no leads currently.
- Officers conducted the following activities this reporting period:



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

Citations	77
Charges	107
Warnings	29
Felony Drugs Charges	0
Misdemeanor Drug Charges	0
DWI	1
DWI Under 21	0
Warrant Services	0
Felony Arrests	0
Misdemeanor Arrests	1
Business Checks	278
Neighborhood Checks	315
Foot Patrols	108
Training Hours	199

**COMMUNITY POLICING**

On March 27, 2021 YPD Officers will provide security and traffic control for the annual Easter egg hunt. The event is in the preliminary planning stage and no official assignments have been issued at this time.

**ADMINISTRATIVE, TRAINING AND OTHER ACTIVITIES**

- Officer J. Steinbrunner was promoted to the rank of Patrol Sergeant (Effective 02/02/2021)
- Officer B. Strother was promoted to the rank of Detective Corporal (Effective 02/01/2021)
- Cadet Richardson and Cadet Andranowska started Basic Law Enforcement Training (BLET) at Vance Granville Community College.

Attorney Barber-Jones stated she had nothing to report at this time.

Hurd updated the Board on the expiration dates for ABC Board Member terms. She explained recent research showed the expiration dates for Member terms should be based on the creation of the ABC Board and not the date a Member was appointed. As for the two newly added seats, they will continue to have expiration dates based on the expansion of the ABC Board. Hurd stated she has adjusted expiration dates accordingly, noting this changed Chairman Houser's expiration from February to June of this year. She noted his re-appointment, should he choose to continue, will appear on the May agenda.

Hurd stated there were still two vacancies on the ABC Board. She explained with the adjusted expiration dates, these two terms will expire in approximately a year and a half. Hurd hoped this would help draw in volunteers who want to try serving on an advisory board but weren't sure about a 3-year term.

Hurd stated she would be in Clerk School the following week and will return all calls and emails when possible.

Hurd stated she had nothing to add to the Tax Collector's Report.



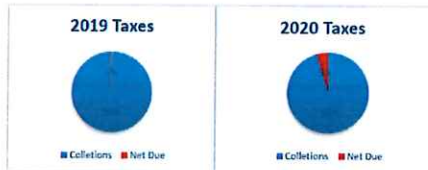
## Town of Youngville Memorandum

To: Board of Commissioners  
 From: Emily Hurd, Tax Collector  
 Date: 2/8/2021  
 Re: Monthly Tax Collection Report  
 Encl: Collections Rate Report

Please review and approve the below report of the January 2021 releases, adjustments, refunds, and tax collection report.

- Total release amount for January 2021 - \$0.00
- Total adjustment amount for January 2021 - \$0.00
- Total refund (overages) amount for January 2021 - \$0.00
- 2020 Taxes were due on January 5<sup>th</sup> and 2% interest accrued on January 6<sup>th</sup>. Please note that we do accept postmarks.
- Received \$12,249.82 from FC Tax Office for November Vehicle Taxes
- Received \$15,024.70 from FC Tax Office for December Vehicle Taxes

As of January 2<sup>nd</sup>, we have collected 99.46% of 2019 property taxes and 95.49% of 2020 property taxes.



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

2/2/2021 9:21:38 AM  
 TOWN OF YOUNGVILLE  
 Collections Rate Report  
 Page: 1 of 1

Tax Year	Charge	Collections	Net	Collections Percentage
1900	\$48.49	\$48.49	\$0.00	100.00%
1999	\$43.60	\$43.60	\$0.00	100.00%
2000	\$42.20	\$42.20	\$0.00	100.00%
2001	\$40.79	\$40.79	\$0.00	100.00%
2002	\$39.38	\$39.38	\$0.00	100.00%
2003	\$37.98	\$37.98	\$0.00	100.00%
2004	\$361.23	\$36.18	\$325.05	12.47%
2006	\$436.64	\$195.65	\$239.79	44.80%
2006	\$171.63	\$232.02	\$230.61	49.20%
2007	\$434.92	\$77.49	\$357.43	17.82%
2008	\$456.72	\$41.07	\$415.65	8.20%
2009	\$1,077.41	\$10.08	\$1,037.33	3.72%
2010	\$1,141.72	\$39.25	\$1,102.47	3.44%
2011	\$1,153.68	\$235.88	\$917.80	20.11%
2012	\$1,112.88	\$95.68	\$1,017.02	8.61%
2013	\$1,182.16	\$280.30	\$903.86	25.23%
2014	\$2,198.81	\$1,010.82	\$1,155.89	47.33%
2015	\$4,714.15	\$2,891.81	\$1,822.34	61.34%
2016	\$28,176.74	\$25,164.22	\$3,312.52	88.37%
2017	\$33,259.16	\$26,412.94	\$4,816.22	81.00%
2018	\$451,000.30	\$455,337.64	\$5,754.72	101.75%
2019	\$1,630,836.49	\$1,628,167.38	\$2,368.11	99.46%
2020	\$1,895,831.49	\$1,819,369.27	\$78,045.22	95.49%
Grand Totals:	\$3,767,232.33	\$3,659,697.30	\$108,176.03	97.13%

Mayor Flowers stated the Board had no need to go into Closed Session

The meeting adjourned at 7:37pm upon a motion made by Commissioner Wiggins, seconded by Commissioner Brame, and approved unanimously.

# Bill Release Report

Account Number: 1640  
Customer Name: Space Walk of North Carolina LLC  
Transaction Description: Release 2020 Taxes per FC Tax Office - Business Closed in August of 2019  
Transaction Date: 2/23/2021  
Operator: 2  
User: ehurd  
New Bill Balance: \$0.00

Bill Date	Customer Name	Due Date	Revenue	Bill Balance	Release Amount
	Space Walk of North Carolina LLC		Interest Personal	\$1.11	\$1.11
	Space Walk of North Carolina LLC		Merchant Capital	\$40.51	\$40.51
			Grand Totals:	\$41.62	\$41.62

Signature:



## Emily Hurd

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**From:** Marian Cascone <mcascone@franklincountync.us>  
**Sent:** Wednesday, February 10, 2021 12:55 PM  
**To:** Emily Hurd  
**Subject:** P67589

**Follow Up Flag:** Follow up  
**Due By:** Monday, March 8, 2021 9:00 AM  
**Flag Status:** Flagged

Hi Emily

FYI Space Walk of NC LLC Account# 1800020454 reported closing in August of 2019. I have released their 2020 bill but they still have 2019 outstanding and due.

Thank you

Best Regards,

Marian Cascone  
Tax Assessor Supervisor  
Franklin County Tax Office  
919-496-2172 x 1209  
919-496-1630 (fax)  
[mcascone@franklincountync.us](mailto:mcascone@franklincountync.us)  
[www.franklincountync.us](http://www.franklincountync.us)

Order of Advertisement  
G.S. 105-369 (a)

State of North Carolina  
Town of Youngsville

To the Tax Collector of the Town of Youngsville:

You are hereby authorized, empowered, and commanded to advertise the Unpaid Taxes that are Liens on Real Property between March 1, 2021 and June 30, 2021. This order shall be a full and sufficient authority to direct, require, and enable you to advertise any real property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal, this the 11<sup>th</sup> day of March 2021.

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Fonzie A Flowers, Mayor

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Emily Hurd, Town Clerk

## Tax Advertising List Report

TOWN OF YOUNGSVILLE

Account	BillingName	Address	Real Pin	Amount Owed
1068	BALLANTYNE HOA INC	CORANO LANE	040237	\$105.85
1068	BALLANTYNE HOA INC	CORANO LANE	040238	\$57.57
46	BEATY, FLETCHER R.	303 - 305 SW RAILROAD ST	004453	\$151.04
1256	BOLAR, CHARLES D	106 BLACK SWAN DRIVE	040441	\$2,649.93
3736	Byrd, Jimmy Keith	505 Richlands Cliff Drive	044933	\$1,544.42
1715	Campbell, Edwin John Jr.	511 HOLDEN FOREST DRIVE	043208	\$1,725.14
1590	CHURT INVESTMENTS, LLC	221 / 223 Ag Drive	043028	\$9.98
74	CONNER, TERRY N	210 N NASSAU STREET	004639	\$771.92
2715	Ferrell, Brandon S.	522 Richlands Cliff Drive	045690	\$378.26
1696	Genito, Saverino A	506 Richlands Cliff Drive	044919	\$1,310.26
412	GRIFFIS, JAMES	N COLLEGE STREET	005094	\$37.99
160	HALL LIFE ESTATE, NANCY H	216 N NASSAU STREET	005292	\$1,626.30
160	HALL LIFE ESTATE, NANCY H	224 E MAIN STREET	005172	\$808.93
35	HALL, THELMA R.	109 N NASSAU STREET	004332	\$1,261.33
2732	Harvey, Brent Jay Jr.	507 Richlands Cliff Drive	044932	\$378.26
336	KING, DONALD B	119 N COLLEGE STREET	006146	\$53.53
1594	LGI HOMES NC LLC	CROSSWIND DEV TR C	044281	\$1,927.27
1594	LGI HOMES NC LLC	CROSSWIND DEV TR B	044280	\$489.42
1594	LGI HOMES NC LLC	CROSSWIND DEV TR A	044279	\$524.00
3791	Mason, Jason Lee	110 Black Swan Drive	044449	\$212.88
1510	MCCLELLAN, JOHN W	205 PORTER HILL DRIVE	043539	\$49.15
1689	Montiel, Hector	209 E FRANKLIN STREET	005781	\$1,103.15
1717	Oates, Michael	110 ANDERSON PARK DRIVE	040100	\$1,595.25
294	PEARCE, DORIS JEAN	209 N COLLEGE STREET	005988	\$474.68
2731	Pugielli, Janna Marie	525 Richlands Cliff Drive	045697	\$378.26
972	RIVERS, SAMUEL	101 BLUE HERON DRIVE	039486	\$17.05
1720	Seamone, Caleb	409 CLUB CENTER DRIVE	043547	\$1,814.94
3796	Stetson, Carmellina	314 LAUREL OAKS DRIVE	042899	\$20.72
50	TYSON, TERRY L.	119 W MAIN STREET	004493	\$0.15
2729	Velez, Yesenia	209 CORANO LANE	040235	\$1,468.25
3797	Welch, Kimberlee Kate	114 Black Swan Drive	044451	\$212.88
387	WIGGINS INVESTMENT CO.	116 W MAIN STREET	004388	\$555.90
400	WILLIAMS, ELAINE T.	S CROSS STREET - VACANT	006427	\$21.94
145	YOUNG, CAROL FULLER	123 W MAIN STREET	005022	\$363.00
151	YOUNG, ROBERT	329 S NASSAU STREET	005045	\$327.04

**Grand Total: \$24,426.64**



## ***Amendment to the Budget Ordinance***

BE IT ORDAINED by the Board of Commissioners of The Town of Youngsville, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Section 1: To amend General Fund Expenditures based board approved appropriations and activities to date.

Administration	\$	24,025.00
Contingency	\$	42,910.65
Parks & Recreation	\$	500.00
Public Safety	\$	56,450.00
Public Works	\$	(2,800.00)
Public Facilities	\$	7,370.00
Total Appropriations	\$	<u>128,455.65</u>

Section 2: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Property Tax	\$	35,027.10
Vehicle Tax	\$	47,350.15
Public Safety Fines & Forfeitures	\$	(2,144.00)
Intergovernmental - UnRestricted	\$	33,043.40
Permits	\$	(10,000.00)
Parks & Recreation	\$	4,320.00
Other Miscellaneous Revenue	\$	23,484.00
Contributions and Donations	\$	(125.00)
Community House	\$	(2,500.00)
Total Estimated Revenues	\$	<u>128,455.65</u>

Section 3: Copies of this budget amendment shall be furnished to the Town Clerk and to the Finance Officer for their direction.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Finance Officer

\_\_\_\_\_  
Mayor



## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

The undersigned is interested in community service and provides this information for the use of the Youngsville Board of Commissioners in considering qualifications for appointment to the following advisory boards or committees:

First Preference ABC Board

Second Preference \_\_\_\_\_

Applicant's Name (Print) Lila S. Hedlund

Home Address 207 Blue Heron Drive Telephone # 919-302-3477

Business Address Retired Telephone # \_\_\_\_\_

Resident of Youngsville? Yes How many years? 11

E-Mail Address: lila.hedlund@icloud.com

Education: AA Degree in Sociology at San Jose City College and studied 2 years of Social Sciences at Santa Clara University, SHRM Senior Certified Professional and certified in Labor Relation from UNIONPROOF

Employment Background: Ten years with Boykin Management as a Director of Human Resources and Regional Director of Human Resources

Ten years with Concord Hospitality as a Vice President of HR Operations, Senior Director of Human Resources and Corporate Director of Human Resources

Current or Past Civic/Community Participation:

Currently I am President of the Youngsville Woman's Club, as the President, I oversee the Youngsville Museum of History. I have helped in the restoration of several homes with Rebuilding America, volunteered with Habitat for Humanity, volunteered at the Youngsville Cedar Creek Food Pantry, volunteered the past 8 years with Youngsville Community Events such as the Halloween Carnival, Christmas Tree Lighting and Christmas Parade. I was the hospitality chairperson in Chicago for Goodwill Industries Hospitality Training School to assist welfare recipients, women reentering the workforce and the unemployed training to work in Chicagoland hotels in various positions. I chaired this advisory board for two years. I am also active in my church serving on various committees.

Why are you interested in serving in this capacity?

I believe in giving back to the communities where we live to improve the quality of life, enhance the culture, and utilize my business acumen and human resource skills as needed in the community.

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Signature Lila S Hedlund Date February 17, 2021

1. You are encouraged to attend and observe meetings of any boards to which you desire appointment and to obtain other information about the board's duties, work, and meeting schedule.
2. The information provided will be used by the Board of Commissioners in making appointments and may be used in news releases to identify you if you are appointed.
3. Any additional information you feel would be of use to the Board of Commissioners in reviewing your application is welcomed. Please attach additional sheets if necessary.
4. If appointed, please bear in mind the importance of attending meetings. A good attendance record is required to maintain membership.
5. Please speak with the Town Administrator or Town Clerk if you need further information.

PLEASE RETURN TO:  
Town Clerk  
Town of Youngsville  
P O Box 190  
134 US 1A South  
Youngsville, NC 27596

**Thank you for your interest in serving the community.**

**Lila S. Hedlund**  
**207 Blue Heron Drive**  
**Youngsville, NC 27596**  
**919-302-3477**

**OVERVIEW:**

Thirty-five years as a hospitality professional in Human Resources as a Vice President, Senior Director, Corporate Director, Regional Director, Director, Manager. As an executive in the hotels, I cross-trained in hotel operations and was responsible for HR and security staff. As a Vice President, Senior Director and Corporate Director, all human resource associates in the company had a dotted line reporting to me.

My experience includes opening and transitioning hotels, training, associate and labor relations including handling associate investigations and overseeing the legal defense of EEOC charges and lawsuits, advisor to senior management in associate and labor relations and worked with regional vice presidents to transition and open over 65 hotels in the last 8 years. I was the senior leader over the company-wide Wellness Committee, Training Cadre and HR Leadership Team.

**EMPLOYERS:**

Concord Hospitality Enterprises: Corporate Director of Human Resources, Senior Director of Human Resources and Vice President of Human Resources

Boykin Management Company: Human Resource Director and Regional Human Resource Director

American Loyalty Company: Regional Human Resource Manager and National Sales Executive

Marriott International at the Schaumburg Marriott, O'Hare Marriott and O'Hare Marriott Suites: Human Resource Representative, Manager and Director.

**EDUCATION:**

AA Degree in Sociology San Jose City College

Two years at Santa Clara University

Human Resource Studies at Roosevelt University

SHRM Senior Certified Professional

Certificate in Labor Relations from UNIONPROFF

**VISION FOR THE YOUNGSVILLE ABC STORE:**

My goal is to find ways to ensure we are providing the highest quality of service, products and presentation. I am excited that the ABC store is moving and hopefully, going into a larger location. I would like to see the overall presentation of the store and products updated. It's also important for the associates to be properly trained with a

good understanding of the products sold. I would like to ensure we provide a great presentation when a new associate is hired, goes through orientation and training and they feel valued and proud of their job. Lastly, I want to make sure the associates and customers feel safe shopping at our Youngsville location.



# Town of Youngsville

## Finance Report

**To:** Youngsville Board of Commissioners  
**From:** Kari Patton-Motluck, Finance Officer  
**Date:** March 8, 2021  
**Re:** Finance Report – February 2021

---

During the month of February, there were:

- 69 checks written and electronic payments made totaling \$367,862.76
- 327 deposits recorded totaling \$65,216.36
- Our Current Debt Issuance:
  - Vehicle Loans – total balance \$375,462.62
  - Street Loan – total balance \$167,664.78
  - Public Works and Town Hall Loan – total balance N/A at this time
- Town's Debt Changes:
  - No material changes.
- Items of Note:
  - No items of note.
- Capital Improvements Plan
  - Public Works Facility and Town Hall Renovations – Site work and design work continues.







## Town of Youngsville

Post Office Box 190, Youngsville, North Carolina 27596

Phone: 919.925.3401 | Fax: 919.925.3402

March 8, 2021

To: Commissioners

From: Kari Patton-Motluck

Re: Financial Statements for month ended February 28, 2021.

Condensed Financial statements for the month ended February 28, 2021 are attached. The financial statements have been prepared on the modified accrual basis of accounting which essentially means that all unpaid bills that have been received as of today's date are included in the expenditures line items.

The financial statements are arranged in the following sequence:

General Fund (#100) Balance sheet  
General Fund Budget vs Actual

Powell Bill Fund (#210) Balance Sheet  
Powell Bill Budget vs Actual

Capital Projects Ordinance – Pedestrian Plan Grant (#305) Balance sheet  
CPO – Pedestrian Plan Grant Budget vs Actual

Debt Set Off (#405) Balance Sheet  
Debt Set Off Budget vs Actual

Fixed Assets & Accruals (#500) Balance Sheet

Please feel free to contact me if you have any questions.

**Kari Patton-Motluck**

*Finance Officer*

Office: 919.925.3393

kpattonmotluck@townofyoungsville.org

*"The Gateway to Franklin County"*

# GL Balance Sheet

Period Ending 2/28/2021

TOWN OF YOUNGSVILLE

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**100 GENERAL FUND**

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**Asset**

100-110-100 Operating Cash	\$1,089,270.81
100-110-105 P&R Registration Deposit Account	\$15,332.25
100-110-107 DOJ Checking	\$444.63
100-110-109 FSA Account	\$100.00
100-110-110 Petty Cash	\$100.00
100-110-200 Money Market/Savings Account	\$1,607,785.50
100-110-310 General Accounts Receivable	\$25,490.97
100-110-320 Property Tax Receivable	\$29,001.00
100-110-330 LG Sales Tax Receivable	\$106,486.96
100-110-340 Sales Tax Refund Receivable	\$25,397.14
100-110-351 Due from ABC Store	\$3,261.72
100-110-360 Garbage & Recycling Receivable	\$23,093.12
100-110-361 Garbage & Rec Allowance for Doubtful Accounts	-\$11,608.72
100-110-390 Due from Funds	\$121.50
100-110-392 Due from Debt Set Off	\$4,401.33
100-110-393 Due From NCCMT	\$259,340.15
100-110-394 Due from Capital Projects	\$55,013.02
100-110-400 Other Current Assets	\$2,045.23
100-110-410 Prepaid Expenses	\$6,581.49
100-110-620 LMB MM Account	\$136,433.98
<b>Total</b>	<b>\$3,378,092.08</b>

**Liability**

100-210-100 Accounts Payable	\$2,693.50
100-210-200 Employee Related Accounts Payable	\$23,214.80
100-210-223 Retirement Contribution Payable	\$0.06
100-210-225 Insurance Deductions Payable	\$5,960.34
100-210-228 Other Deductions Payable	\$172.66
100-210-310 Community House Deposits	\$737.50
100-210-311 Field Rental Deposits	\$260.00
100-210-321 Property Tax Prepayments	-\$635.87
100-210-322 Garbage & Recycling Prepayments	\$2,877.95
100-210-620 LMB Performance Bond	\$136,433.98
100-210-910 Reserve for Taxes Receivable	\$29,001.00
100-210-950 Due to Powell Bill	-\$397.80
100-299-500 Fund Balance	\$1,661,403.83

GL Balance Sheet  
Period Ending 2/28/2021

TOWN OF YOUNGSVILLE  
3/8/2021 2:37 PM

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Current Fund Balance Adjustment		\$688,899.13
P/Y Fund Balance Adjustment		\$827,471.00
	Total	\$3,378,092.08
100 GENERAL FUND	Liability Total	\$6,756,184.16

## Budget vs Actual (Summary)

TOWN OF YOUNGSVILLE

3/8/2021 3:15:46 PM

Page 1 Of 3

Period Ending 2/28/2021

100 GENERAL FUND *100 GENERAL FUND - BUDGET - 2021 - 2/28/2021*

Description	Budget	YTD	Variance	Percent
<b>Revenues</b>				
	5,844,695	2,957,613.49	(2,887,081.18)	51%
Revenues Totals:	5,844,695	0.00	2,957,613.49	(2,887,081.18) 51%
<b>Expenses</b>				
BOARD OF COMMISSIONERS / GOVERNING BODY	57,491	39,751.84	17,739.05	69%
ADMINISTRATION	604,182	338,268.58	265,913.43	56%
PUBLIC FACILITIES	2,887,463	634,400.33	2,253,062.67	22%
PUBLIC SAFETY	1,541,862	838,848.58	703,013.48	54%
PUBLIC WORKS	573,888	319,726.20	254,161.83	56%
PARKS & RECREATION	179,809	97,718.83	82,089.85	54%
Expenses Totals:	5,844,695	0.00	2,268,714.36	3,575,980.31 39%
100 GENERAL FUND Totals:		688,899.13		

GL Balance Sheet  
 Period Ending 2/28/2021

TOWN OF YOUNGSVILLE

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210 POWER BILL

Asset

210-110-106 Operating Cash	\$14,242.93
210-110-210 Savings Account	\$58,725.46
210-110-340 Sales Tax Refund Receivable	\$1,561.48
Total	\$74,529.87

Liability

210-210-100 Accounts Payable	-\$5,527.91
210-210-950 Due to General Fund	\$456.06
210-299-500 Fund Balance	\$81,090.50
Current Fund Balance Adjustment	\$33,005.31
P/Y Fund Balance Adjustment	-\$34,494.09
Total	\$74,529.87

210 POWER BILL

Liability Total

\$149,059.74

## Budget vs Actual (Summary)

TOWN OF YOUNGSVILLE

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Page 2 Of 3

Period Ending 2/28/2021

210 POWER BILL

Description	Budget	YTD	Variance	Percent
<b>Revenues</b>				
	53,609	43,460.19	(10,148.75)	81%
Revenues Totals:	53,609	0.00	43,460.19	(10,148.75) 81%
<b>Expenses</b>				
PUBLIC WORKS	53,609	10,454.88	43,154.06	20%
Expenses Totals:	53,609	0.00	10,454.88	43,154.06 20%
210 POWER BILL Totals:		33,005.31		



GL Balance Sheet  
Period Ending 2/28/2021

TOWN OF YOUNGSVILLE

3/8/2021 2:55 PM

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305 CAPITAL PROJECTS - PED PLAN GRANT

Asset

305-110-100 Operating Cash	\$96,302.15
305-110-220 Savings Account	\$3,636.61
Total	\$99,938.76

Liability

305-210-950 Due to General Fund	\$55,013.02
Current Fund Balance Adjustment	\$44,925.74
Total	\$99,938.76

305 CAPITAL PROJECTS - PED PLAN GRANT

Liability Total

\$199,877.52

## Budget vs Actual

TOWN OF YOUNGSVILLE

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Period Ending 2/28/2021

### 305 CAPITAL PROJECTS - PED PLAN GRANT

Description	Budget	YTD	Variance	Percent	
<b>Revenues</b>					
305-319-000 Intergovernmental - Restricted	0	0.00		0.00	
305-319-070 Ped Plan Grant Income	1,960,176	216,867.04	(1,743,308.98)	11%	
305-370-000 Investment Income	0	0.00		0.00	
305-370-010 Interest Income	0	80.52	80.52		
305-395-000 Transfers from Funds	0	0.00		0.00	
305-395-305 GF Fund Appropriation	119,922	154,875.52	34,954.02	129%	
<b>Revenues Totals:</b>	<b>2,080,098</b>	<b>0.00</b>	<b>371,823.08</b>	<b>(1,708,274.44)</b>	<b>18%</b>

## Budget vs Actual

TOWN OF YOUNGSVILLE

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Period Ending 2/28/2021

### 305 CAPITAL PROJECTS - PED PLAN GRANT

Description	Budget	YTD	Variance	Percent
<b>Expenses</b>				
305-500-000 Pedestrian Plan Project	0	0.00	0.00	
<b>Expenses</b>				
305-500-200 Project Oversight/Eng Fees	166,322	176,571.34	(10,249.29)	106%
305-500-310 Miscellaneous Expense	222,396	2,574.00	219,822.00	1%
305-500-350 Construction Expenses	1,691,379	144,787.00	1,546,592.47	9%
305-500-700 Other Cost	0	2,965.00	(2,965.00)	
305-500-799 Contingency	0	0.00	0.00	
PUBLIC FACILITIES Totals:	2,080,098	0.00	326,897.34	1,753,200.18 16%
Expenses Totals:	2,080,098	0.00	326,897.34	1,753,200.18 16%

# Budget vs Actual

TOWN OF YOUNGSVILLE  
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Period Ending 2/28/2021

305 CAPITAL PROJECTS - Totals:  
PED PLAN GRANT

---

44,925.74

GL Balance Sheet  
 Period Ending 2/28/2021

TOWN OF YOUNGSVILLE

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405 DEBT SET OFF

Asset		
405-110-108 Operating Cash		\$278,470.45
	Total	\$278,470.45
Liability		
405-210-950 Due to General Fund		\$263,743.85
405-299-500 Fund Balance		\$10,392.67
Current Fund Balance Adjustment		\$63.33
P/Y Fund Balance Adjustment		\$4,270.60
	Total	\$278,470.45
405 DEBT SET OFF	Liability Total	\$556,940.90



## Budget vs Actual (Summary)

TOWN OF YOUNGSVILLE

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Period Ending 2/28/2021

405 DEBT SET OFF

Description	Budget	YTD	Variance	Percent
<b>Revenues</b>				
	2	63.33	61.33	3167%
Revenues Totals:	2	63.33	61.33	3,167%
<b>Expenses</b>				
	2	0.00	2.00	
Expenses Totals:	2	0.00	2.00	
405 DEBT SET OFF Totals:		63.33		

GL Balance Sheet  
 Period Ending 2/28/2021

TOWN OF YOUNGSVILLE

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**500 FIXED ASSETS & ACCRUALS**

Asset

500-110-710 Buildings & Property	\$1,587,572.00
500-110-740 Vehicles	\$544,429.00
500-110-750 Equipment	\$179,587.00
500-110-791 Accumulated Depreciation	-\$853,197.00
Total	\$1,458,391.00

Liability

500-210-211 Accrued Vacation Pay	\$39,092.84
500-210-500 Installment Purchases/Capital Lease Obligations	\$567,894.00
500-210-710 Net Pension Liability - LGERS	\$161,328.00
500-210-720 Net Pension Liability - LEOSSA	\$112,153.00
500-299-500 Fund Balance	\$577,923.16
Total	\$1,458,391.00

**500 FIXED ASSETS & ACCRUALS**

**Liability Total**

**\$2,916,782.00**





# Youngsville Public Works Memorandum

**From:** Randy Smith, Public Works Supervisor  
**To:** Board of Commissioners  
**Via:** Phil Cordeiro, Town Administrator  
**Date:** March 4, 2021  
**Subject:** Public Works Monthly Report for February 2021

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During the month of February 2021, the public works team accomplished the following:

- Facilities / Grounds Maintenance
  - Town Hall
    - Number of hours of grounds maintenance performed: **1**
    - Installed mulch bed around building signage
  - Community Building
    - Number of hours of grounds maintenance performed: **2**
    - Sprayed weed killer around building and mulch bed
    - Repaired lighting over back door in kitchen
    - Repaired restroom – toilet blockage
  - Public Works Facility
    - Number of hours of grounds maintenance performed: **2**
    - Removed all non-useable metal and aluminum from garage
  - Luddy Park
    - Number of hours of grounds maintenance performed: **4**
    - Moved poles to assist Concessions Contractor at fields 3 and 4
    - Graded ruts at bottom parking lot and assisted with rock spreading
  - Mitchell Park
    - Number of hours of grounds maintenance performed: **4**
    - Began tree trimming of large low hanging limbs
    - Met with Arborist
  - ABC Store
    - Number of hours of grounds maintenance performed: **0**
- Streets
  - Potholes repaired: **0**
  - Storm Drains: **1** repaired / unclogged all drains on Main Street and College Street during Ice Storm
  - Street signs replaced or repaired: **3**
  - Dead Animal Removal: **0**
  - Litter Sweeps: **20** Bags from N. College and Park / From Speedway to town limit sign

- Solid Waste
  - Tons of brush waste collated: **1.83** (March will have higher volume due to Ice Storm damage)
  - Tons of bulky-item waste collected: **1.84**
  
- Fleet Maintenance
  - Number of maintenance hours performed: **2.5**
  - Prepared lawn equipment for the upcoming grass season
  - Repaired Switch on Parks and Rec drag machine
  
- Training
  - Impromptu training on lawn equipment for Public Works staff – D. Kearney leading
  - The Importance of proper PPE (personal protective equipment) during grass season – R. Smith leading
  
- Upcoming Projects for the month – **March 2021:**

Mitchell Park – Phase 1 (tree work) will be an ongoing project for several months with the assistance of the Arborist

Town Signs (4) – Have placed a request for the line locations to be marked for installations



# Town of Youngsville Parks and Recreation

**From:** Andrew Smith, Parks and Recreation Director  
**To:** Youngsville Board of Commissioners  
**Date:** March 11, 2021  
**Subject:** Parks and Recreation Department Month of February Report

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Please find below a summary of the parks and recreation department's activity during the month of February 2021.

- Recreation programs
  - Youngsville Community Egg Hunt
    - Event planning is underway
    - This event will take place on Saturday, March 27th from 9:00am-12:00pm
    - Event will be set up similar to our Trick or Treat the Trail event in order to help maintain social distancing
      - Participants will come at certain timeframes based on the first letter of their last name in order to prevent a larger group of citizens showing up at one time
      - Sanitizing stations and social distancing signage will be located throughout the park
    - 12 different tables will be set up around the trail for participants to get eggs
    - Kona Ice will serve free snow cones to those that locate all 12 eggs around the trail
  - Spring baseball
    - Registration is full and we are on a waitlist
    - Season will begin March 15th
  - Spring adult kickball
    - Registration is open
    - Season will begin April 14th
  - The first annual Youngsville Parks and Recreation golf tournament will take place on May 21st
    - Event will be held at Olde Liberty Golf Club
- Facilities maintenance / capital improvements
  - On February 26th we conducted a field renovation workday on Fields 1, 2, and 3 at Luddy Park
    - 102 tons of dirt were added to the fields
    - The lips around the fields were made flat
    - Field 1 was aerated and seeded







# Town of Youngsville

## Planning Staff Report

**To:** Youngsville Board of Commissioners  
**From:** Erin Klinger, Planning and Zoning Administrator  
**Date:** February 26, 2021  
**Re:** Planning Staff Report – February 2021

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During the month of February there were:

- 24 permit applications were submitted and 23 were issued; 13 for new homes, 5 for new signs, 3 for commercial upfits or change of use permits, and 2 for residential accessory uses. A food truck permit was denied because it did not meet the standards in the ordinance.
- 3 certificates of compliance were issued.
- Over 20 illegal signs were immediately removed by town staff via the expenditure of 2 staff hours during focused sign sweeps.
- Three notices of violation were sent for illegal off-premise signage: one for signage located at the corner of Bert Winston Road and US-1 and the other two for bandit signage located throughout town.





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

## **MONTHLY REPORT**

### **FEBRUARY 2021**

#### **CALLS FOR SERVICE**

The Youngsville Police Department recorded 284 calls for service during the month of February 2021 compared to 343 calls during the same month last year. Of those 284 calls for service, 18 reports were taken, and 74 citations were issued.

There were no critical incidents this reporting period.

#### **MOTOR VEHICLE COLLISIONS**

During February 2021, the Youngsville Police Department investigated 7 reportable motor vehicle collisions compared to 8 during the same month last year. There were two collisions with injuries reported. The first collision occurred on US 1 A near Stephen Taylor Road. While this collision was outside of YPD's typical patrol response area, a YPD officer conducted the investigation at the request of the NC Highway Patrol. The second injury related collision involved a Youngsville police officer which occurred on Park Avenue at NC 96. This incident was investigated by the NC Highway Patrol.

#### **PATROL OPERATIONS**

Officers recorded the following activities during this reporting period:

Citations	73
Charges	97
Warnings	39
Felony Drugs Charges	0



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

Misdemeanor Drug Charges	0
DWI	0
DWI Under 21	0
Warrant Services	1
Felony Arrests	0
Misdemeanor Arrests	1
Business Checks	148
Neighborhood Checks	182
Foot Patrols	53
Training Hours	29

**COMMUNITY POLICING**

**Upcoming Events:**

- The Youngsville Community Egg Hunt will take place on March 27, 2021 from 9:00 AM to 12:00 PM at Luddy Park. The Youngsville Police Department will staff a greeting table on the Luddy Park trail to provide attendees with community policing related information and Easter treats. Officers will be present to ensure the safety of the attendees and provide traffic control. Additional event information may be found on the Town of Youngsville's website and Police Department's Facebook page.
- Chief Whitley spoke with Sheriff Winstead concerning the significant amount of trash along Cedar Creek Road and other throughfares near town. Sheriff Winstead said he will make Youngsville a priority for clean up once Covid-19 restrictions allow jail trustees to serve on roadcrews.

**ADMINISTRATIVE, TRAINING AND OTHER ACTIVITIES**

- Police Officer interviews were conducted on February 23<sup>rd</sup>, 2021
- Officer J. Bader joined the YPD team on February 22, 2021.



# Town of Youngsville Memorandum

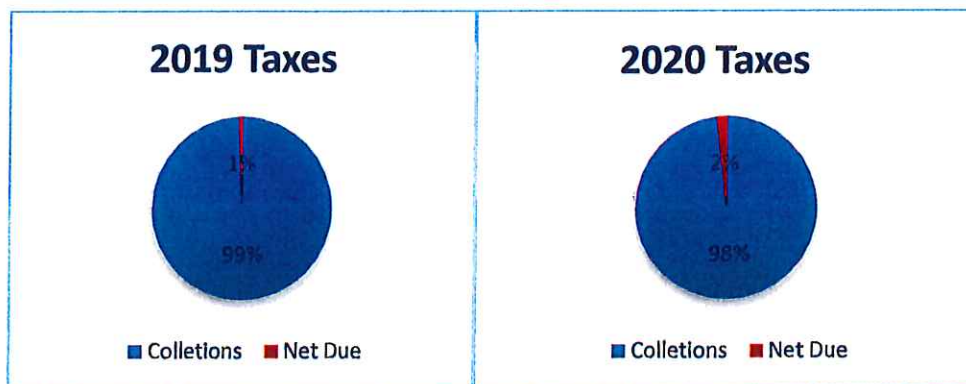
**To:** Board of Commissioners  
**From:** Emily Hurd, Tax Collector  
**Date:** 3/8/2021  
**Re:** Monthly Tax Collection Report  
**Encl:** Collections Rate Report

---

Please review and approve the below report of the February 2021 releases, adjustments, refunds, and tax collection report.

- Total release amount for February 2021 - \$11.15
- Total adjustment amount for February 2021 - \$0.00
- Total refund (overages) amount for February 2021 - \$0.00
- Received \$20,075.63 from FC Tax Office for January Vehicle Taxes
- Attached is a Master Balance List of all Real and Personal Property owed for 2020 taxes.

As of March 2<sup>nd</sup>, we have collected 99.52% of 2019 property taxes and 98.22% of 2020 property taxes.



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

## Collections Rate Report

TOWN OF YOUNGSVILLE

Tax Year	Charges	Collections	Net	Collections Percentage
1998	\$48.49	\$48.49	\$0.00	100.00%
1999	\$43.60	\$43.60	\$0.00	100.00%
2000	\$42.20	\$42.20	\$0.00	100.00%
2001	\$40.79	\$40.79	\$0.00	100.00%
2002	\$39.38	\$39.38	\$0.00	100.00%
2003	\$37.98	\$37.98	\$0.00	100.00%
2004	\$261.92	\$35.18	\$226.74	13.43%
2005	\$436.42	\$195.85	\$240.57	44.88%
2006	\$472.43	\$232.02	\$240.41	49.11%
2007	\$436.30	\$77.49	\$358.81	17.76%
2008	\$497.44	\$41.07	\$456.37	8.26%
2009	\$1,081.31	\$40.08	\$1,041.23	3.71%
2010	\$1,146.10	\$39.25	\$1,106.85	3.43%
2011	\$1,157.06	\$344.97	\$812.09	29.81%
2012	\$1,117.01	\$95.86	\$1,021.15	8.58%
2013	\$1,186.14	\$298.30	\$887.84	25.15%
2014	\$2,202.50	\$1,265.11	\$937.39	57.44%
2015	\$4,724.66	\$3,484.76	\$1,239.90	73.76%
2016	\$28,494.76	\$25,498.51	\$2,996.25	89.49%
2017	\$30,287.59	\$25,755.97	\$4,531.62	85.04%
2018	\$461,838.00	\$456,132.42	\$5,705.58	98.77%
2019	\$1,537,240.29	\$1,529,805.67	\$7,434.62	99.52%
2020	\$1,696,912.87	\$1,666,661.87	\$30,251.00	98.22%
Grand Totals:	\$3,769,745.24	\$3,710,256.82	\$59,488.42	98.42%



## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Account #	Customer Name	Status	Customer Balance
1416	ANDERSON, KELLY FRANKLIN	Active	\$61.01
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b> P67904	<b>Tax Year:</b> 2020
	Principle Personal	\$58.95	<b>Balance:</b> \$61.01
	Interest Personal	\$2.06	
Account #	Customer Name	Status	Customer Balance
1068	BALLANTYNE HOA INC	Active	\$1,799.59
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 040237	<b>Tax Year:</b> 2020
	Principle Real	\$105.85	<b>Balance:</b> \$109.55
	Interest Real	\$3.70	
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 040238	<b>Tax Year:</b> 2020
	Principle Real	\$57.57	<b>Balance:</b> \$59.58
	Interest Real	\$2.01	
Account #	Customer Name	Status	Customer Balance
46	BEATY, FLETCHER R.	Active	\$476.65
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 004453	<b>Tax Year:</b> 2020
	Principle Real	\$151.04	<b>Balance:</b> \$156.32
	Interest Real	\$5.28	
Account #	Customer Name	Status	Customer Balance
1256	BOLAR, CHARLES D	Active	\$2,742.67
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 040441	<b>Tax Year:</b> 2020
	Principle Real	\$2,649.93	<b>Balance:</b> \$2,742.67
	Interest Real	\$92.74	
Account #	Customer Name	Status	Customer Balance
3736	Byrd, Jimmy Keith	Active	\$1,598.47
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 044933	<b>Tax Year:</b> 2020
	Principle Real	\$1,544.42	<b>Balance:</b> \$1,598.47
	Interest Real	\$54.05	
Account #	Customer Name	Status	Customer Balance
1715	Campbell, Edwin John Jr.	Active	\$1,785.52
<b>Prop Type:</b>	Real	<b>Prop Pin:</b> 043208	<b>Tax Year:</b> 2020
	Principle Real	\$1,725.14	<b>Balance:</b> \$1,785.52
	Interest Real	\$60.38	
Account #	Customer Name	Status	Customer Balance
1223	CARPENTER, BRIAN	Active	\$174.55
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b> P61727	<b>Tax Year:</b> 2020
	Interest Personal	\$0.88	<b>Balance:</b> \$25.64
	Mobile Homes	\$24.76	
Account #	Customer Name	Status	Customer Balance
1519	CARPENTER, BRIAN	Active	\$34.30
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b> P61114	<b>Tax Year:</b> 2020
	Interest Personal	\$0.33	<b>Balance:</b> \$9.76
	Mobile Homes	\$9.43	



## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Account #	Customer Name	Status	Customer Balance
1365	CARPENTER, ROY	Active	\$62.92
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P65329
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$10.43
	Principle Personal		\$10.07
	Interest Personal		\$0.36
Account #	Customer Name	Status	Customer Balance
1202	CHILDREN'S ARK	Active	\$0.62
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P61501
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$0.62
	Merchant Capital		\$0.62
Account #	Customer Name	Status	Customer Balance
1590	CHURT INVESTMENTS, LLC	Active	\$10.05
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	043028
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$10.05
	Principle Real		\$9.98
	Interest Real		\$0.07
Account #	Customer Name	Status	Customer Balance
74	CONNER, TERRY N	Active	\$3,413.61
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	004639
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$798.94
	Principle Real		\$771.92
	Interest Real		\$27.02
Account #	Customer Name	Status	Customer Balance
100	CYRUS, RAYMOND DARRELL	Active	\$15.45
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P04769
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$15.45
	Interest Personal		\$0.52
	Mobile Homes		\$14.93
Account #	Customer Name	Status	Customer Balance
761	EDWARD D JONES & CO LP	Active	\$0.85
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P48367
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$0.85
	Interest Personal		\$0.01
	Machine/Tools		\$0.84
Account #	Customer Name	Status	Customer Balance
1235	ELECTRIC POWER SYSTEMS	Active	\$239.69
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P61790
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$115.50
	Interest Personal		\$3.91
	Machine/Tools		\$111.59
Account #	Customer Name	Status	Customer Balance
1263	EVANS, RICKY	Active	\$285.99
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P48911
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$22.10
	Interest Personal		\$0.75
	Mobile Homes		\$21.35
Account #	Customer Name	Status	Customer Balance
1422	FAIRCLOTH, JONATHAN DAVID	Active	\$30.74
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P65974
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$6.78
	Principle Personal		\$6.55

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Interest Personal \$0.23

Account #	Customer Name	Status	Customer Balance
2715	Ferrell, Brandon S.	Active	\$391.51
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	045690
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$391.51
Principle Real	\$378.26		
Interest Real	\$13.25		
Account #	Customer Name	Status	Customer Balance
1696	Genito, Saverino A	Active	\$1,356.13
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044919
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,356.13
Principle Real	\$1,310.26		
Interest Real	\$45.87		
Account #	Customer Name	Status	Customer Balance
1524	GIBSON, SUE	Active	\$31.15
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P47050
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$8.94
Interest Personal	\$0.29		
Mobile Homes	\$8.65		
Account #	Customer Name	Status	Customer Balance
1249	GRASSMASTERS LANDSCAPE SERVICES LLC	Active	\$3.13
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P65289
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$3.13
Interest Personal	\$0.02		
Machine/Tools	\$3.11		
Account #	Customer Name	Status	Customer Balance
412	GRIFFIS, JAMES	Active	\$1,075.55
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005094
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$39.31
Principle Real	\$37.99		
Interest Real	\$1.32		
Account #	Customer Name	Status	Customer Balance
160	HALL LIFE ESTATE, NANCY H	Active	\$12,986.98
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005292
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,683.23
Principle Real	\$1,626.30		
Interest Real	\$56.93		
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005172
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$837.25
Principle Real	\$808.93		
Interest Real	\$28.32		
Account #	Customer Name	Status	Customer Balance
35	HALL, THELMA R.	Active	\$2,718.35
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	004332
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,305.48
Principle Real	\$1,261.33		
Interest Real	\$44.15		
Account #	Customer Name	Status	Customer Balance
2732	Harvey, Brent Jay Jr.	Active	\$391.51
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044932
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$391.51
Principle Real	\$378.26		
Interest Real	\$13.25		

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Account #	Customer Name	Status	Customer Balance
1528	JOYNER, MICHELLE	Active	\$266.45
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P42476
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$76.19
Interest Personal	\$2.57		
Mobile Homes	\$73.62		
Account #	Customer Name	Status	Customer Balance
336	KING, DONALD B	Active	\$53.93
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	006146
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$53.93
Principle Real	\$53.53		
Interest Real	\$0.40		
Account #	Customer Name	Status	Customer Balance
1337	KING, DONALD B	Active	\$0.19
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P64268
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$0.19
Principle Personal	\$0.19		
Account #	Customer Name	Status	Customer Balance
1594	LGI HOMES NC LLC	Active	\$3,043.61
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044281
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,994.72
Principle Real	\$1,927.27		
Interest Real	\$67.45		
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044280
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$506.55
Principle Real	\$489.42		
Interest Real	\$17.13		
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044279
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$542.34
Principle Real	\$524.00		
Interest Real	\$18.34		
Account #	Customer Name	Status	Customer Balance
1530	LINDSEY, RENEE	Active	\$98.91
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P63950
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$45.96
Interest Personal	\$1.55		
Mobile Homes	\$44.41		
Account #	Customer Name	Status	Customer Balance
3791	Mason, Jason Lee	Active	\$220.34
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	044449
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$220.34
Principle Real	\$212.88		
Interest Real	\$7.46		
Account #	Customer Name	Status	Customer Balance
1510	MCCLELLAN, JOHN W	Active	\$50.87
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	043539
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$50.87
Principle Real	\$49.15		
Interest Real	\$1.72		
Account #	Customer Name	Status	Customer Balance
1689	Montiel, Hector	Active	\$1,141.75
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005781
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,141.75

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Principle Real \$1,103.15  
Interest Real \$38.60

Account #	Customer Name	Status	Customer Balance
1302	NUNNERY, KEVIN ORDWAY	Active	\$32.74
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P63178
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$32.74
Principle Personal	\$31.63		
Interest Personal	\$1.11		
Account #	Customer Name	Status	Customer Balance
1717	Oates, Michael	Active	\$1,651.08
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	040100
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,651.08
Principle Real	\$1,595.25		
Interest Real	\$55.83		
Account #	Customer Name	Status	Customer Balance
1166	PAUL ADRIAN PLUMBING CO	Active	\$19.93
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P61011
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$9.70
Interest Personal	\$0.33		
Merchant Capital	\$9.37		
Account #	Customer Name	Status	Customer Balance
294	PEARCE, DORIS JEAN	Active	\$491.29
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005988
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$491.29
Principle Real	\$474.68		
Interest Real	\$16.61		
Account #	Customer Name	Status	Customer Balance
1304	PINEAPPLE VENTURES LLC	Active	\$1,135.25
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P63418
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1,135.25
Interest Personal	\$38.40		
Machine/Tools	\$1,096.85		
Account #	Customer Name	Status	Customer Balance
2731	Pugielli, Janna Marie	Active	\$391.51
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	045697
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$391.51
Principle Real	\$378.26		
Interest Real	\$13.25		
Account #	Customer Name	Status	Customer Balance
972	RIVERS, SAMUEL	Active	\$17.05
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	039486
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$17.05
Principle Real	\$17.05		
Account #	Customer Name	Status	Customer Balance
1243	RUFF CUTS PET SPA	Active	\$38.49
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P62095
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$18.25
Interest Personal	\$0.61		
Merchant Capital	\$17.64		
Account #	Customer Name	Status	Customer Balance
1720	Seamone, Caleb	Active	\$1,878.46

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Prop Type:	Real	Prop Pin:	043547	Tax Year:	2020	Balance:	\$1,878.46
Principle Real			\$1,814.94				
Interest Real			\$63.52				
Account #	Customer Name	Status	Customer Balance				
1639	SOLIS, ELMER	Active	\$67.79				
Prop Type:	Personal	Prop Pin:	P67173	Tax Year:	2020	Balance:	\$67.79
Principle Personal			\$65.50				
Interest Personal			\$2.29				
Account #	Customer Name	Status	Customer Balance				
1183	Spectrum Southeast LLC	Active	\$84.57				
Prop Type:	Personal	Prop Pin:	P61266	Tax Year:	2020	Balance:	\$84.57
Interest Personal			\$0.63				
Merchant Capital			\$83.94				
Account #	Customer Name	Status	Customer Balance				
359	SPIVEY, EULALIA HEIRS	Active	\$15.45				
Prop Type:	Personal	Prop Pin:	P06328	Tax Year:	2020	Balance:	\$15.45
Interest Personal			\$0.52				
Mobile Homes			\$14.93				
Account #	Customer Name	Status	Customer Balance				
3796	Stetson, Carmellina	Active	\$21.04				
Prop Type:	Real	Prop Pin:	042899	Tax Year:	2020	Balance:	\$21.04
Principle Real			\$20.72				
Interest Real			\$0.32				
Account #	Customer Name	Status	Customer Balance				
1643	Tozer, Ryan Thomas	Active	\$67.79				
Prop Type:	Personal	Prop Pin:	P67181	Tax Year:	2020	Balance:	\$67.79
Principle Personal			\$65.50				
Interest Personal			\$2.29				
Account #	Customer Name	Status	Customer Balance				
50	TYSON, TERRY L.	Active	\$0.15				
Prop Type:	Real	Prop Pin:	004493	Tax Year:	2020	Balance:	\$0.15
Principle Real			\$0.15				
Account #	Customer Name	Status	Customer Balance				
2729	Velez, Yesenia	Active	\$1,519.64				
Prop Type:	Real	Prop Pin:	040235	Tax Year:	2020	Balance:	\$1,519.64
Principle Real			\$1,468.25				
Interest Real			\$51.39				
Account #	Customer Name	Status	Customer Balance				
3797	Welch, Kimberlee Kate	Active	\$220.34				
Prop Type:	Real	Prop Pin:	044451	Tax Year:	2020	Balance:	\$220.34
Principle Real			\$212.88				
Interest Real			\$7.46				

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Account #	Customer Name	Status	Customer Balance
1132	WERTZ, JEFFREY J	Active	\$163.66
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P60884
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$34.30
	Principle Personal		\$33.14
	Interest Personal		\$1.16
Account #	Customer Name	Status	Customer Balance
387	WIGGINS INVESTMENT CO.	Active	\$1,203.45
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	004388
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$575.36
	Principle Real		\$555.90
	Interest Real		\$19.46
Account #	Customer Name	Status	Customer Balance
1308	WIGGINS, LOIS J	Active	\$1.43
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P49199
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$1.43
	Principle Personal		\$1.41
	Interest Personal		\$0.02
Account #	Customer Name	Status	Customer Balance
400	WILLIAMS, ELAINE T.	Active	\$1,448.24
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	006427
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$22.70
	Principle Real		\$21.94
	Interest Real		\$0.76
Account #	Customer Name	Status	Customer Balance
1361	WOODLIEF'S EXCAVATION LLC	Active	\$81.35
<b>Prop Type:</b>	Personal	<b>Prop Pin:</b>	P65298
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$81.35
	Interest Personal		\$2.75
	Merchant Capital		\$78.60
Account #	Customer Name	Status	Customer Balance
145	YOUNG, CAROL FULLER	Active	\$1,594.60
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005022
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$375.70
	Principle Real		\$363.00
	Interest Real		\$12.70
Account #	Customer Name	Status	Customer Balance
151	YOUNG, ROBERT	Active	\$1,774.40
<b>Prop Type:</b>	Real	<b>Prop Pin:</b>	005045
		<b>Tax Year:</b>	2020
		<b>Balance:</b>	\$338.48
	Principle Real		\$327.04
	Interest Real		\$11.44
<b>Grand Total:</b>			<b>\$27,229.99</b>

## Tax Master Balance Listing

TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

### Totals By Year:

Tax Year:	Amount:
2020	\$27,229.99
<b>Total:</b>	<b>\$27,229.99</b>

### Totals By Year And Revenue:

Tax Year:	Revenue Name:	Amount:
2020	Interest Personal	\$63.59
2020	Interest Real	\$852.18
2020	Machine/Tools	\$1,212.39
2020	Merchant Capital	\$190.17
2020	Mobile Homes	\$212.08
2020	Principle Personal	\$272.94
2020	Principle Real	\$24,426.64
	<b>Total:</b>	<b>\$27,229.99</b>
	<b>Total:</b>	<b>\$27,229.99</b>

### Totals By Revenue:

Revenue Name:	Amount:
Interest Personal	\$63.59
Interest Real	\$852.18
Machine/Tools	\$1,212.39
Merchant Capital	\$190.17
Mobile Homes	\$212.08
Principle Personal	\$272.94
Principle Real	\$24,426.64
<b>Total:</b>	<b>\$27,229.99</b>
<b>Total:</b>	<b>\$27,229.99</b>



Date: 3/8/2021

**Tax Master Balance Listing**

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TOWN OF YOUNGSVILLE

Customer Status: Both

Source Date: 3/8/2021

Date: 3/8/2021

**Tax Pre-Payment Listing**

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TOWN OF YOUNGSVILLE

Account	Customer Name	Billing Address	Pre-Pay Balance
63	ALBRIGHT, THOMAS G.	SUSIE C. ALBRIGHT 239 WIGGINS RD.LOUISBURG NC 27549	\$3.96
173	HERNDON BROTHERS	4310 ROXBORO RD. DURHAM NC 27704	\$0.18
370	Lee, Cora Underwood	501 Hillsboro Street YOUNGSVILLE NC 27596	\$0.30
389	Mcalister, Garrett	8901 Castleberry Road APEX NC 27523	\$2.14
490	Brothers Development, LLC	P. O. Box 1191 Henderson NC 27536-	\$0.20
532	CASEY SERVICES HVAC	4900 PURNELL RD WAKE FOREST NC 27587	\$3.51
829	DUBBER, ALBERT E II	CAROLE E DUBBER LIVING TRUST 107 PATTERSON DRIVEYOUNGSVILLE NC 27596	\$300.00
1102	NEMCIK, ROBERT ADAM	VALLE SKIRLA 101 BONTERRA DRIVEYOUNGSVILLE NC 27596	\$0.31
1176	WATKINS DEVELOPMENT	HERITAGE CLEANERS 234 DABNEY DRIVEHENDERSON NC 27536	\$0.04
1188	WESTERN UNION FINANCE SERVICES INC	Pers Prop Tax - HQ11 7001 E Bellevue Denver CO 80237-	\$0.11
1214	CASEY SERVICES HVAC TRK & EQUIP LEASE	4900 PURNELL ROAD WAKE FOREST NC 27587	\$4.07
1282	TWIGS SALES INC	D/B/A MAIN STREET FLOORING P.O. BOX 899YOUNGSVILLE NC 27596	\$0.14
1321	AMERICAN GREETINGS CORP	1 AMERICAN ROAD WEST LAKE OH 44145-8151	\$0.12
1343	PROG LEASING LLC	C/O SILVER OAK ADVISORS P.O. BOX 2437SMYRNA GA 30081	\$0.20
1396	SNARR, JORDAN K	404 FOREST GLEN DRIVE YOUNGSVILLE NC 27596	\$14.19
1414	HOLDEN CREEK LLC	833 A WAKE FOREST BUSINESS PARK WAKE FOREST NC 27587	\$0.05
1426	LOOMIS ARMORED US LLC	C/O ERNST & YOUNG LLP 1401 MCKINNEY ST, STE 1200HOUSTON TX 77010	\$20.46
1637	SHAUNFIELD, BRIAN T	101 CHIPPING SPARROW COURT YOUNGSVILLE NC 27596	\$3.94
1641	The Coca Cola Company	Attn: Property Tax Dept USA 12 P.O. Box 1734Atlanta GA 30301	\$0.01

Grand Total: \$353.93

