



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
October 15, 2024, 7:00 PM

MINUTES

Those in Attendance: Mayor Arthur Wright, Commissioners John Allers, Tasha Hatten, Alvin Holden, Judy McArn, and LaTasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Others in Attendance: Captain Justin Hastings, Chief of Police James Davis, Jr., Public Works Director Brad Kearney, Town Planner Chris George, and citizens.

Mayor Wright called the Board of Commissioners meeting to order. Commissioner Wilder led the Pledge of Allegiance.

Approval of Agenda

Commissioner Wilder made a motion to approve the agenda. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Approval of Minutes

Commissioner Holden made a motion to approve the September 17, 2024 Regular Meeting minutes and the September 17, 2024 Adjustment Meeting minutes. Commissioner Hatten seconded the motion. The motion was approved by a vote of 5-0.

Consent Agenda

- a. Statewide Mutual Aid Agreement
- b. Allowance for Uncollectable Trash Billing

Commissioner Allers made a motion to approve the consent agenda. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Public Comments (Three-minute time limit)

There were no public comments.

Agenda Items

- a. **Consideration of a Rezoning Petition for 116 Sterling Street (Parcel ID 009714) from Residential Downtown Zoning District (RDT) to the Multi-Use Zoning District (MUD).**
 - i. Staff Presentation Zachary Steffey

The Town of Franklinton has received a rezoning request for 116 Sterling Street (Parcel ID 009714). The rezoning request is to change the zoning of the property from RDT Downtown Residential to the Mixed-Use District (MUD). The property is bordered to the north, east, and west by property zoned RDT Downtown Residential and to the south by property zoned Mixed-Use District (MUD). The subject property is .2702 acres according to Franklin County GIS records. Three- or four-unit dwellings are considered a Special Use in the MUD Zoning District and therefore the applicant will need to

apply for a Special Use Permit if the rezoning is approved. The subject property appears to meet the minimum lot size and dimensional requirements of the MUD zoning district.

The Board of Commissioners are asked to hold a Public Hearing on the proposed rezoning and are asked to consider whether to approve or deny the rezoning request for 116 Sterling Street along with the proposed Statement of Reasonableness and Consistency.

ii. Open Public Hearing

Board of Commissioners

Commissioner McArn made a motion to open the public hearing. Commissioner Allers seconded the motion. The motion was approved by a vote of 5-0.

iii. Close Public Hearing

Board of Commissioners

Commissioner Allers made a motion to close the public hearing. Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

iv. Vote on Rezoning

Board of Commissioners

Commissioner Allers made a motion to approve the Rezoning Petition for 116 Sterling Street (Parcel ID 009714) from Residential Downtown Zoning District (RDT) to the Multi-Use Zoning District (MUD) and find that the proposed rezoning is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, that the proposed rezoning is reasonable, and that the proposed rezoning is in the best interest of the public. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

b. Consideration of an Ordinance Amendment in Chapter 130 General Provisions to add 130.16 Littering Prohibited

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has been working to keep our right-of-ways litter free and to enhance the overall aesthetics of our community. In an effort to further advance this goal, Town Staff have developed a Litter Ordinance to establish a fine for littering within the Town of Franklinton.

The Board of Commissioners are asked to consider approving Town Ordinance 2024.10.01

ii. Vote on Ordinance Amendment

Board of Commissioners

Commissioner McArn made a motion to approve the Ordinance Amendment in Chapter 130 General Provisions to add 130.16 Littering Prohibited. Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

Reports

a. Town Manager Report, Staff Reports (included in packet)

- i. Chief Davis had the opportunity to speak at the Women's Club about scams and other important issues within the community. Coffee with a Cop was held at Curtsy's Café & Burger Bar and was a good turnout with the community. The department is looking forward to other opportunities, possibly at Privette's Barber Shop, to engage with the community.
- ii. The Public Works department has completed the paving project at Bowen St. and is looking forward to focusing on other areas in the coming months.
- iii. The S-line Coalition was hosted in Franklinton, and the Town Staff and community got to advocate for a rail station in Franklinton. The Town encourages residents to take the survey available at Town Hall to communicate their desires with the S-line project.
- iv. Story time at the Texaco Station Park has been a big hit with families. There is usually a story and craft activity for kids.

- v. The Franklinton Chamber of Commerce had their Business After Hours event at the Stables Market Place. The next Business After Hours will be at the HBA Building November 14th from 5:30 – 7:30 PM, and the guest speaker will be Representative Matthew Winslow on legislative news.
 - vi. Downtown Franklinton turned blue for Alopecia awareness month. The lights at the Middle school and Texaco Station Park were turned blue and a walk was completed to raise awareness.
 - vii. The Town was able to collect two loads of supplies to deliver to Black Mountain. This was a meaningful activity as the Town staff were able to see donations going directly to the residents in need.
 - viii. The Franklinton Pumpkin Pageant will be on Halloween night on Oct 31st. Schools will be participating, and the contest has been extended to the community as well. Toros has sponsored the event, and we want to thank them for their support.
 - ix. The American Legion has recently installed the second batch of bricks at the Franklinton Veterans Memorial Park. The Town appreciates this initiative.
 - x. The Ribbon cutting at the Yoga Den on Mason took place, and the Town is excited to see this new business in Downtown Franklinton.
 - xi. This Friday is Movie Night at 7:00 PM. We have moved the start time a little earlier. The movie of the month is Beetlejuice.
 - xii. Frankenfest's theme is Beetlejuice. The Town thanks our volunteers and businesses in making the promo video for this event.
- b. Advisory Board Reports (included in packet)

Upcoming Meetings

- a. November 4, 2024 – Planning Board Meeting at 6:00 PM at Town Hall
- b. November 5, 2024 – ABC Board Meeting at 6:00 PM at Town Hall
- c. November 11, 2024 – Town Hall Closed in Observance of Veterans Day
- d. November 19, 2024 – Board of Commissioners Meeting at 7:00 PM at Town Hall

Commissioner Allers made a motion to recess the Board of Commissioners meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Commissioner Allers made a motion to come out of recess with the Board of Commissioners Meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Closed Session – Attorney Client Privilege

Commissioner Holden made a motion to go into Closed Session. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Commissioner Holden made a motion to come out of Closed Session. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

There was nothing to report from the Closed Session meeting.

Adjournment

Commissioner Allers made a motion to adjourn the Board of Commissioners meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

X Arthur Wright
Arthur Wright
Mayor

X Lauren Chandler
Lauren Chandler
Town Clerk



Town of Franklinton

Board of Adjustment
Town Hall 101 N. Main St.
October 15, 2024, 7:00 PM

MINUTES

Those in Attendance: Mayor Arthur Wright, Commissioners John Allers, Tasha Hatten, Alvin Holden, Judy McArn, and LaTasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Others in Attendance: Captain Justin Hastings, Chief of Police James Davis, Jr., Public Works Director Brad Kearney, Town Planner Chris George, Applicant Dustin Moore, and citizens.

Mayor Wright called the Board of Adjustment Meeting to order.

Agenda Items

a. Consideration of a Special Use Permit for 116 Sterling Street (Parcel ID 009714) for the purpose of building two multi-family units.

Mr. Pridgen reminded the Board of Adjustment and the public that this hearing is considered a quasi-judicial hearing and that any witnesses that would speak to give evidence on the action items would need to be sworn in.

Mr. Pridgen asked the Board of Adjustment if they had any conflict of interest or any prior conversation to this action item before this evidentiary hearing. The Board of Adjustment answered that they did not have any conflicts of interest or prior conversations to this meeting.

Mr. Moore was sworn in by Town Clerk, Lauren Chandler.

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received a Special Use Permit application from Dustin Moore for Parcel ID 009714 located at 116 Sterling Street in Franklinton. If approved the Special Use Permit would allow for a three-unit residential development at the site. The property is located within the corporate limits of the Town in the MUD Zoning District. Residential developments with three to four units are considered a Special Use in the MUD Zoning District. Properties to the north, east, and west are zoned RDT Residential and the property to the south is zoned MUD. The subject property is approximately .2702 acres according to the Franklin County GIS.

Town Staff have reviewed the Special Use Permit application. Based on the Town Staff's review of the application, the following items are provided for consideration and discussion by the Board of Adjustment. The following items may be included as Special Use Permit conditions if deemed necessary by the Board and if agreed to by the applicant:

- Consider requiring that all lighting must be shielded to prevent light trespass onto adjacent residential properties or to motorists on NC 56
- Consider requiring that each residential unit is provided with a location to store the roll out trash and recycling carts
- Consider requiring stormwater to effectively be retained on-site to the extent feasible as this area along NC 56 is prone to flooding

- Consider requiring the applicant to ensure deeded access to each unit via a shared driveway and require that the deeded access includes provisions that address the long-term maintenance and upkeep of the driveway
- Consider requiring the driveway to be located on Sterling Street rather than NC 56 to mitigate safety risks and traffic impacts

The Board of Adjustment is asked to consider whether to approve or deny the Special Use Permit application for 116 Sterling Street Parcel ID 009714. The Board is asked to consider the Special Use Permit application based on the review standards set forth in the UDO:

1. Will not materially endanger the public health or safety if located where proposed; and
2. Complies with all required standards, conditions, and specifications of this Ordinance, including Article 156.4, USES; and
3. Will not substantially injure the value of the abutting land, or the special use is a public necessity; and
4. Will be in harmony with the area in which it is to be located; and
5. Is in general conformity with the Town's adopted policy guidance; and
6. Is configured to ensure pedestrian and vehicular safety; and
7. Does not result in conditions where public facilities and services are inadequate to serve the proposed use.

ii. Open Evidentiary Hearing

Board of Adjustment

iii. Presentation & Comments

Dustin Moore

Mr. Moore shared that his goal is to complete 3 luxury units on this property. The long-term goal is to have these units be short term rentals; like an Air BnB. Mr. Moore would like to explore, by assessing the need of the area, the option of a 4-unit possibility. Mr. Moore has been in communication with Novonesis about the need for luxury units for their clients for short term stays in Franklinton.

Mr. Steffey recommended to the Board of Adjustment to consider approving or disapproving the Special Use permit as a 4 unit so another Special Use Permit would not have to be made in the future with the possibility of moving forward to a 4 unit if that was determined reasonable.

Mr. Moore gave a preliminary plan to the Board of Adjustment for the 4-unit plan. Mr. Moore is still investigating what layouts would work best in the space provided (with the options of 2–3-bedroom units). He is considering the driveway and adequate parking that is needed on the lot with the differing unit sizes. The spacing between the units drawn is 8 feet but with the addition of HVAC units, there could be a need to reduce the number of units.

Commissioner Allers asked if Mr. Moore agreed to the conditions set by the Town staff. Mr. Moore said he did agree, but that there were some stormwater concerns. Mr. Moore stated that he would be willing to work with Public Works to configure the stormwater issues. There is not a defined ditch and existing stormwater issues, but Mr. Moore is willing to work toward a solution. Mr. Moore also stated that the light coming from across the road from the Loft Apartments floods onto his parcel. He is willing to adjust his lighting per the conditions, however, he wanted the Board of Adjustment to recognize that this light from the apartments would still be shining onto the property and the adjoining properties.

iv. Close Evidentiary Hearing

Board of Adjustment

Commissioner Holden made a motion to close the Evidentiary Hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Mr. Pridgen recommended accepting into evidence the photos, application, preliminary plans, and staff reports.

v. Vote on Special Use Permit

Board of Adjustment

Commissioner Wilder made a motion to approve the Special Use Permit for 116 Sterling Street (Parcel ID 009714) for the purpose of building two multi-family units with accepting the staff recommended conditions and to accept into evidence

the photos, applications, preliminary plans, and staff reports as evidence. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Adjournment

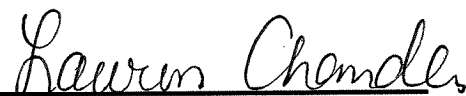
Commissioner Allers made a motion to adjourn the Board of Adjustment meeting. Commissioner Hatten seconded the motion. The motion was approved by a vote of 5-0.

X



Arthur Wright
Mayor

X



Lauren Chandler
Town Clerk