



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
April 15, 2025, 7:00 PM

MINUTES

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

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

Mayor Wright called the meeting to order. Commissioner McArn led the Pledge of Allegiance.

Approval of Agenda

Commissioner Allers 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 Wilder made a motion to approve the March 18, 2025, Regular Meeting minutes. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Consent Agenda

- a. Tree Bee Committee Appointment
- b. Fire District Request for Addition
- c. Fire District Request for Removal
- d. Franklinton Chamber of Commerce By-Laws Amendment

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)

Brian Bowers, 102 North Cheatham Street, spoke on the Vine Street water flow situation. Mr. Bowers stated the Town Attorney has informed him that Vine Street is not a Town owned street but is owned by the residents. Mr. Bowers described the water issues and where he thought these issues originated. Mr. Bowers requested the Town put up concrete barriers at the school property line and Bob Whites property line.

Agenda Items

- a. **Consideration of a rezoning petition for Triple B Ranch and Farm, LLC (Parcel IDs 006897, 007009, 007008, 007010, 007011, 024314) from the Agricultural Zoning District (R-1A) and Residential Single Family Medium Zoning District (RSM) to the Planned Development Zoning District (PD)**
 - i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received a rezoning application for the Triple B Ranch and Farm, LLC property located on the south side of Franklinton within the extraterritorial zoning jurisdiction (ETJ) of the Town. The rezoning application is for six parcels with a collective acreage of 609 acres. The subject properties are currently zoned R-1A Residential Agricultural and RSM Residential. The applicant is requesting to rezone the properties to PD Planned Development. If the rezoning request is approved by the Franklinton Board of Commissioners, the next step will be for the applicant to submit a Master Development Plan and to enter into a Development & Annexation Agreement with the Town. The proposed project would include a mix of residential, commercial, and manufacturing/industrial uses in addition to space dedicated to parks and recreational amenities. The subject properties are bordered by a number of zoning districts which include:

- Properties to the North – PD Planned Development, RSM Residential, RMH Residential, RSL Residential, RSH Residential.
- Properties to the East – CR Conservation Recreation
- Properties to the South – R8 Residential (Franklin County Zoning)
- Properties to the West – RSM Residential, RSH Residential, RMF Residential, LI Light Industrial

In conjunction with the proposed project and Master Development Plan the applicant is offering to dedicate roughly thirty-two acres around the pond and estate home off of Cedar Creek Road to the Town of Franklinton for a public park. The applicant is also offering to dedicate the historic 1840's home located along Cedar Creek Road to the Town of Franklinton. As outlined in the Franklinton Comprehensive Transportation Plan, the applicant will dedicate a 110-foot-wide right-of-way and will construct a portion of the NC 56 Southern Bypass utilizing private funds as the project progresses. This key piece of the southern bypass will make up about half of the overall southern bypass project length.

At the March 2025 Planning Board meeting, the Planning Board voted unanimously to forward a favorable recommendation of the proposed rezoning to the Board of Commissioners and unanimously adopted a Statement of Reasonableness & Consistency finding the proposed rezoning to be consistent with the Comprehensive Land Use Plan.

ii. Open Public Hearing

Board of Commissioners

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

Lester Shelton, 100 Cedar Creek Road, shared his traffic concerns of the current subdivisions being built by Youngsville with this new subdivision proposed for Franklinton.

Gray Styers, Zoning Council for Boyd family, 301 Hillsborough Street Raleigh, presented the rezoning plans of the Triple B Ranch and opportunity the Board of Commissioners have with the proposed PD rezoning.

McQueen Campbell, representative of the Boyd family, shared that the Boyd family wants to make the best use of the property and is in support of this proposed rezoning.

Freddy Green, 472 Hicks Road, requested that there be a consideration of joining access from his property to the new development for access to amenities within the development.

Ben Kearney, 861 & 472 Hicks Road, shared concerns about the conditions of roads and the potential increase in traffic with already concerning traffic issues and limitations. Requested to see the plans the Commissioners received from the zoning attorney of the Boyd family.

DeAndre McDonald, 45 Shining Amber Way, requested that a sidewalk be included from the developments on Cedar Creek Road to have access to the amenities of the new development and to the Downtown area of Franklinton.

Robin Bibby, 441 South Chavis Street, shared her concerns over natural resources being protected with this new development. Ms. Bibby's main concern is the protection of her water source. She inquired if an environmental impact study has been completed, if it is required, or if it is needed. Is it possible to have one done? Ms. Bibby also shared her concerns over whether the infrastructure was in a good position to receive this large development as well as traffic concerns, and whether we have the resources to man these changes.

Tom Hanthans, 7124 Front Ridge Court Raleigh, representing Whispering Pines LLC, inquired into how the Town of Franklinton plans to get water for this development.

Tori Box, 3630 Armina Drive Wake Forest, shared of her investment in the current property's function, particularly its use for boarding horses, and requested consideration for preserving the barn as a nod to the property's iconic character and the county's agricultural heritage.

Joanne Jones Davis, 231 Hawkins Street, shared her desire to see the current residents taken care of before a large development comes in. Ms. Davis is concerned about the water and sewer system that is currently not in good use. She shared that the pond on the Triple B property has been a problem with water emptying in her backyard.

Carl Warkowski, representing the Sierra Club, a land conservation organization, requested that appropriate buffers would be in place, tree canopy would be protected, run off and ground water quality, and the reduction of carbon footprint plans to be in place. Could homes be clustered? Have you discussed a tax assessment district for this area to cover issues that may arise from this development? Mr. Warkowski asked the Commissioners to look at the affordable housing options.

iii. Close Public Hearing

Board of Commissioners

Commissioner Allers made a motion to close the Public Hearing. Commissioner Wilder 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 Triple B Ranch and Farm, LLC (Parcel IDs 006897, 007009, 007008, 007010, 007011, 024314) from the Agricultural Zoning District (R-1A) and Residential Single Family Medium Zoning District (RSM) to the Planned Development Zoning District (PD) and the proposed rezoning is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, the proposed rezoning is reasonable, and the proposed rezoning is in the best interest of the public. The proposed rezoning is consistent with Chapter 5 Section 5.1 (C)(1)(2)(3)(4) of the Franklinton Comprehensive Land Use Plan. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

b. Consideration of a Master Development Plan for project located at the Triple B Ranch and Farm in Franklinton, NC 27525 (Parcel IDs 006897, 007009, 007008, 007010, 007011 and 024314)

i. Staff Presentation

Zachary Steffey

The Town of Franklinton recently approved the rezoning request for Parcel ID's 007008, 024314, 007011, 007009, 007010, and 006897 to the PD Planned Development Zoning District. The total acreage of the rezoning was 609.15 acres. The rezoning applicant has submitted a Master Development Plan for the Triple B Project which is on the south side of Franklinton. The applicant will also enter into a development agreement with the Town which includes timing and provisions for voluntary annexation of the subject properties into the Town of Franklinton. The Triple B Project will include a total of 3,480 residential units. The project will also include commercial areas, mixed-use, manufacturing/industrial areas along the rail corridor, and a roughly thirty-two-acre area around the pond and estate off of Cedar Creek Road which will be donated to the Town for a public park. The project also includes the construction of nearly half of the Franklinton NC 56 Southern Bypass within a dedicated 110-foot-wide public right-of-way as outlined in the Town of Franklinton Comprehensive Transportation Plan. The project also provides a variety of additional road connections as outlined in the Comprehensive Transportation Plan along with sidewalks, multi-use trails, and various other recreational amenities.

The project will provide a number of benefits to the Town of Franklinton, including the creation of new employment opportunities in the commercial and industrial portions of the project. The project will also create outdoor recreational spaces that will benefit the entire community. Further, the project will create a variety of different housing opportunities in a manner that is well planned and thought out as envisioned by the Master Development Plan process. The project will also substantially increase the overall tax base of the Town as well as Franklin County.

Parcel IDs included in the Master Development Plan

007008 – 310.36 acres

024314 – 7.04 acres
007011 – 123.08 acres
007009 – 66.26 acres
007010 – 99.13 acres
006897 – 3.28 acres

The Master Development Plan includes specific parameters which are unique to the Triple B Project. These specific parameters are included in the documents submitted by the applicant in conjunction with this request for approval of a Master Development Plan. Mr. Steffey went through the Master Development Plan slides before the Board of Commissioners and citizens.

The Board of Commissioners are requested to receive a presentation by the applicant, to hold a Public Hearing on the proposed Master Development Plan, and to consider approving the proposed Master Development Plan along with the project specific parameters and specifications for the Triple B Project.

ii. Open Public Hearing

Board of Commissioners

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

Gray Styers, the rezoning council for the Boyd family, discussed the Master Development Plan including the bypass system to help with traffic, clustering homes, green space, and other land uses in the development.

Citizens inquired how much the homes were going to cost. Mr. Styers stated that there would be multiple price points.

DeAndre McDonald, 45 Shining Amber Way, stated he would like to see a collaboration between the schools and the job opportunities coming with these new commercial developments. Mr. McDonald also shared his concerns that housing would be too expensive and would push locals to move outside Franklinton.

Robin Bibby, 441 South Chavis Street, asked who ensured compliance and enforcement of the proposed plans. Mr. Steffey shared that the current Planning and Zoning staff would be overseeing the compliance of the plans and additional staff would have to be considered as Franklinton grows. Ms. Bibby asked how the Town would be paying for the resources. Mr. Styers stated that within the Development Agreement, as portions of the project are completed, they would be annexed into Town before houses could be sold. This would allow the Town to begin to collect revenue on the property. Ms. Bibby asked what strategies are in place to meet the need while waiting for these revenues. Mr. Steffey shared that the Triple B development is not the only development in Franklinton that will generate revenue. The Town is not solely reliant on this new development but also has other sources of revenue to meet the staffing needs. Ms. Bibby inquired whether a cost benefit analysis would be completed at some point. Mr. Pridgen stated that there is not a legal requirement for a cost benefit analysis to be conducted for the purpose of annexation.

Carl Warkomski, 385 Fleming Road, suggested demanding more of the green space from the developer. Could the developer form a list of assets they will bring to the community?

Tori Box, 3630 Armina Dr, inquired about the timeline of the development and how the notice was communicated.

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 adopting Master Development Plan

Board of Commissioners

Commissioner Wilder inquired if there was an opportunity to give the public a view of the plans. Asking the applicant to provide a meeting to discuss the plans further with the public. Mr. Pridgen stated this Public Hearing is the avenue for the public to be informed of the plans for this development. He stated there could be further meetings in the future as progress is made if the applicant is willing to hold those meetings. He stated that the Town did follow all necessary statute requirements for notices and meetings. Mr. Pridgen did not recommend veering from the process.

Commissioner McArn made a motion to approve the Master Development Plan for the project located at the Triple B Ranch and Farm in Franklinton, NC 27525 (Parcel IDs 006897, 007009, 007008, 007010, 007011 and 024314). Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

c. Consideration of a Development Agreement for project located at the Triple B Ranch and Farm in Franklinton, NC 27525 (Parcel IDs 006897, 007009, 007008, 007010, 007011 and 024314)

i. Staff Presentation

Zachary Steffey

The Town of Franklinton recently approved the rezoning request for Parcel ID's 007008, 024314, 007011, 007009, 007010, and 006897 to the PD Planned Development Zoning District. The total acreage of the rezoning was 609.15 acres. The Town of Franklinton has also approved a Master Development Plan for the Triple B Project which is on the south side of Franklinton. As authorized by NCGS Article 10 Development Agreements § 160D-1001. Authorized municipalities are able to enter into agreements with developers for long-term, large scale, multi-phased, and complex projects. The Town of Franklinton along with the developer of the Triple B Ranch and Farm, LLC desire to enter into a Development Agreement which specifies the duties and obligations of both parties, provides for the timing of future voluntary annexations into the Town, and addresses various other matters pertaining to the Triple B Project.

The Board of Commissioners are asked to hold a Public Hearing on the proposed Development Agreement for the Triple B Project and to consider approving the proposed Development Agreement for the Triple B Project.

ii. Open Public Hearing

Board of Commissioners

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

Gray Styers, rezoning council for Boyd family, shared the highlighted features of the agreement.

iii. Close Public Hearing

Board of Commissioners

Commissioner Allers made a motion to close the Public Hearing. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

iv. Vote on Development Agreement

Board of Commissioners

Commissioner Allers made a motion to approve the Development Agreement for the project located at the Triple B Ranch and Farm in Franklinton, NC 27525 (Parcel IDs 006897, 007009, 007008, 007010, 007011 and 024314). Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

d. Consideration of a rezoning petition for 108 Mill St. (Parcel ID 010149) from the Residential Downtown Zoning District (RDT) to the Residential Single-Family Medium-A Zoning District (RSM-A).

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received a rezoning request for 108 Mill Street (Parcel ID 010149). The rezoning request is to change the zoning of the property from the RDT, Residential Downtown Zoning District, to the RSM-A Residential Single-Family Medium-A Zoning District. The property is bordered to the north by properties zoned RDT, to the east and west by properties zoned RDT, and to the south by a property zoned CR (Conservation Recreation). The subject property is 0.2853 acres according to Franklin County GIS records. The subject property appears to meet the minimum lot size and dimensional requirements of the RSM-A Zoning District.

The RSM-A zoning district is primarily designed to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development, and to prohibit multi-family development within the underlying RSM District included within the overlay.

The Planning Board voted unanimously to approve the Statement of Reasonableness & Consistency concluding that the proposed rezoning is consistent with the adopted Comprehensive Land Use Plan of the Town. The Planning Board voted unanimously to forward a favorable recommendation of the proposed rezoning to the Board of Commissioners.

ii. Open Public Hearing

Board of Commissioners

Commissioner Wilder made a motion to open the Public Hearing. Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

Michael Hurt, 110 Timberlake Drive Youngsville, shared that he would like to develop a duplex on the property. The previous property owner just removed the remaining of the property items and the project is now ready for construction.

Mr. Hurt stated that he hopes to continue the construction work at the City Lunch site in the third quarter of the year.

iii. Close Public Hearing

Board of Commissioners

Commissioner Hatten made a motion to close the Public Hearing. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

iv. Vote on Rezoning

Board of Commissioners

Commissioner Wilder made a motion to approve the rezoning petition for 108 Mill St. (Parcel ID 010149) from the Residential Downtown Zoning District (RDT) to the Residential Single-Family Medium-A Zoning District (RSM-A), that the proposed rezoning is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, the proposed rezoning is reasonable, and the proposed rezoning is in the best interest of the public. The proposed rezoning is consistent with Chapter 5 Section 5.1 (C)(1). Commissioner Allers seconded the motion. The motion was approved by a vote of 5-0.

e. Arbor Day Proclamation

i. Reading of Proclamation

Mayor Wright

Mayor Wright read the Arbor Day Proclamation

Reports

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

- i. The Town welcomes Phylis Johnson to the Franklinton Police Department. Officer Johnson comes with 20 years of experience from her previous employment.
- ii. The local Girl Scout Troop came by the Police Department for a tour and pictures with the Franklinton Police Officers.
- iii. The Town thanks Corporal Watt for providing CPR training to our town staff.
- iv. The Town of Franklinton thanks the Franklinton Fire Department for containing the recent fire off US1. The fire department was able to secure the fire and keep neighboring properties safe.
- v. The Town had two ribbon cuttings: Massage on Mason and The Kids Next Door.
- vi. The Franklinton Run Club is doing well, and the Town is working on the Franklinton Fit Initiative in partnership with Franklinton Nutrition.
- vii. First Fridays in Franklinton was a success with forty plus vendors, food trucks and live music.
- viii. The Town held an Easter Egg Hunt this past Saturday. Thank you to the Carolina Manor House for hosting and thank you to the Easter Bunny and Police Department for their participation.
- ix. The Town will hold Arbor Day on April 26th at 9:00am -11:00am.
- x. The Franklinton Chamber of Commerce will hold Business After Hours on May 1st at Bleachers from 5:30pm -7:30pm with Carolyn Perry as the guest speaker.
- xi. The Town's next First Fridays in Franklinton is on May 2nd with Toro's sponsoring this event. There will be a mariachi band, pinatas, vendors, and food trucks.
- xii. The Town has received 164 responses to the Land Use survey. This is a plan that should last us to 2050.
- xiii. The Town received a grant from the Monarch Watch group for the habitat pollinator sites around town. This grant provided milkweed plants that will attract pollinators in our area.


b. Advisory Board Reports (included in packet)

Upcoming Meetings


- a. April 18, 2025 – Town Offices Closed in observance of Good Friday
- b. May 12, 2025 - Planning Board Meeting at 6:00 PM at Town Hall
- c. May 20, 2025 – Board of Commissioners Meeting at 7:00 PM at Town Hall

Adjournment

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

X 

Arthur Wright
Mayor, Town of Franklinton

X 

Lauren Chandler
Town Clerk, Town of Franklinton



Town of Franklinton

Special Meeting – Budget Workshop
Brassfield Realty 4 S Main St.
April 17, 2025, 12:00 PM

MINUTES

Those in Attendance: Mayor Arthur Wright (arrived later), Commissioners John Allers, Tasha Hatten, Alvin Holden, Judy McArn, and LaTasha Wilder, Town Manager Zach Steffey, and Town Clerk Lauren Chandler

Mayor Pro Tem John Allers called the Special Meeting to order at 12:19 PM.

1. Consideration of a Draft Budget for Fiscal Year 2025-2026

a. Staff Presentation

Zach Steffey

Mr. Steffey went through the draft budget. Some of the highlighted items and items discussed by the Board were as follows:

- 2 part-time openings in the Police Department
- 3.3% COLA across all departments including the Mayor and Board of Commissioners and 5% merit increase for certain staff based on performance or promotions
- \$25,000 per year for 4 years for land conservation opportunity once all funding has been secured
- Purchase of replacement electronic devices for the BOC
- Discussion on NCLM membership
- Additional equipment needs and training opportunities for the Police Department
- Paving projects prioritization method – roads with the highest travel volume and that are in the worst condition will get top priority on the list, will work down list until funding is exhausted, if roads require additional costs to prepare for paving (i.e. milling) roads that will require less pre-work will be prioritized
- Public Works continuing to work on repairing sidewalks and striping crosswalks

Other Items Discussed:

- Legislature updates – reflected on recent visit to the NCGA
- Streetscape project updates – timeline, costs, additional funding requests
- Standard Light Pole Discussion
 - o Commissioner Allers made a motion to set standard light pole with a minimum of fiber glass and a maximum of black fiber glass with acorn top. Commissioner Hatten seconded the motion. The motion was approved by a vote of 5-0
- Youth Sports Programs Updates – seeking partnership with YMCA
- Applying for Golden Leaf Grant funding for vacant Town owned buildings – BOC was in favor of proceeding
- There was a discussion of available downtown spaces for redevelopment, what future renovations are anticipated, and strategies for maintaining momentum in redevelopment efforts
- CSX update
- Mason Grove Mason Glenn Athletic Field discussion – working with the developer to potentially secure athletic field space and other amenities
- Albion Academy Park – reviewed park beautification plans

- Town Hall facility discussion – discussed landscaping, future space needs
- Department improvements – dialogue about what Town services are working well, where there are opportunities for growth, discussed whether certain services should be scaled back or modified in the future as the Town grows

2. Closed Session for personnel in accordance with G.S. 143-318.11(6)

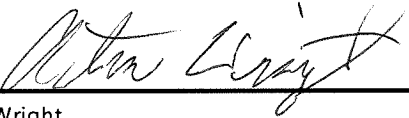
Commissioner Allers made a motion to go into closed session. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

Commissioner Allers made a motion to come out of closed session. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

3. Adjournment

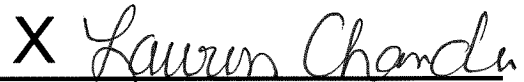
Commissioner Allers made a motion to adjourn the Special Meeting Budget Workshop. Commissioner Hatten seconded the motion. The motion was approved by a vote of 5-0.

X



Arthur Wright
Mayor, Town of Franklinton

X



Lauren Chandler
Town Clerk, Town of Franklinton