



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
April 16, 2024, 7:00 PM

MINUTES

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

Others in Attendance: Chief of Police James Davis, Jr., Public Works Director Brad Kearney, Carey Johnson with The Franklin Times and citizens

Mayor Wright called the Board of Commissioners meeting to order at 7:00 PM. Commissioner McArn led the Pledge of Allegiance.

Approval of Agenda

Commissioner McArn made a motion to approval the agenda. Commissioner Hatten seconded the motion. The motion was approved by a vote of 3-0.

Approval of Minutes

Commissioner Holden made a motion to approve the March 19, 2024, Regular Meeting Minutes. Commissioner McArn seconded the motion. The motion was approved by a vote of 3-0.

Consent Agenda

- a. Resolution in Support of the Town of Franklinton's Application for the North Carolina Department of Commerce Rural Downtown Economic Development Grant (RDEDG)

Commissioner McArn made a motion to approve the Consent Agenda. Commissioner Holden seconded the motion. The motion was approved by a vote of 3-0.

Public Comments (Three-minute time limit)

Bernie Meador, 601 E. Green St, updated the Board of Commissioners, Town Staff, and citizens present, on the community garden. Mr. Meador invited the Commissioners, staff, and attendees to come and volunteer and visit the garden. He shared that new blueberry bushes and black raspberry bushes have been planted this year. This is also the first cutting of asparagus. Mr. Meador shared that the donated greenhouse has been a real asset. All saplings that have been planted for the spring started in the greenhouse during the colder months. The volunteers have had the privilege to deliver to senior citizens for both Franklinton and Louisburg. The garden's first distribution was this past Saturday and will continue to distribute on Saturdays throughout the growing season. The produce is to serve senior citizens and needy families in the area. We have 30-40 volunteers, and we are working to make the garden more sustainable. One of the biggest hurdles is to supply an effective way to refrigerate produce before delivery days. The community garden applied for a grant but did not get that funding. A freezer was purchased but there needs to be electricity for the site to keep the freezer and greenhouse fans going. Mr. Meador is asking the Board and Town staff to consider helping in this area. The long-term plan is to put an irrigation system in place as well.

Agenda Items

a. Voluntary Annexation Petition for 941 Green Hill Road (Parcel ID 007246)

i. Staff Presentation

Zachary Steffey

The Board of Commissioners have received a voluntary annexation petition for 941 Green Hill Road (Parcel ID 007246) future property address 929 Green Hill Road. The subject property is non-contiguous to the contiguous corporate limits of the Town of Franklinton. The subject property will be rezoned to PD Planned Development. The subject property will be 3.56 acres on the southern portion of the existing parcel. The Town Clerk has reviewed the Annexation Petition and certified that the petition is complete. The Board of Commissioners are asked to set a Public Hearing on the proposed voluntary annexation for May 21, 2024.

The Board of Commissioners are asked to set a Public Hearing on the proposed Voluntary Annexation

ii. Vote on setting a Public Hearing for May

Board of Commissioners

Commissioner McArn made a motion to set a Public Hearing for May 21, 2024, for the Voluntary Annexation Petition for 941 Green Hill Road (Parcel ID 007246). Commissioner Holden seconded the motion. The motion was approved by a vote of 3-0.

b. A Rezoning Petition to rezone the property located at 941 Green Hill Road (Parcel ID 007246) to the Planned Development Zoning District (PD) from the Franklin County Ordinance Agricultural-Residential Zoning District (FCO AR).

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received a rezoning request for a portion of 941 Green Hill Road (Parcel ID 007246), future property address 929 Green Hill Road. The rezoning request is to change the zoning of the property from AR Agricultural Residential (Franklin County Zoning) to PD Planned Development (Town of Franklinton Zoning). The property is bordered on all sides by property zoned AR Agricultural Residential. The rezoning applies to a portion of the property that will be carved out of the existing larger tract and will be a total of 3.56 acres. Based on the proposed subdivision the subject property will be compliant with the minimum lot size and dimensional requirements for the PD Planned Development Zoning District.

The Planning Board of the Town of Franklinton met at 6:00 PM on Monday, April 15, 2024 and voted 3-0 to forward a favorable recommendation of the proposed rezoning to the Board of Commissioners. The Planning Board also found the proposed rezoning to be reasonable and consistent with the adopted Comprehensive Plan of the Town of Franklinton.

The Board of Commissioners are asked to consider whether to approve or deny the rezoning request for 941 Green Hill Road along with the proposed Statement of Reasonableness and Consistency.

ii. Vote to Open Public Hearing

Board of Commissioners

Commissioner Holden made a motion to open the Public Hearing. Commissioner Hatten seconded the motion. The motion was approved by a vote of 3-0.

Tom Weese, 843 Green Hill Rd., asked what the FC zoning district meant. Mr. Steffey explained the FC Zoning is an abbreviation of Franklin County Zoning and the actual zoning is Agricultural-Residential and would be going to the Planning Development Zoning District (PD) which is the Town's Zoning District. This property would be required to come back for another meeting for a site-specific Master Development plan for the Board to consider and to hold a Public Hearing on for any residents to speak. Mr. Weese asked what was going to be built at this location. He was told that there are plans for a potential Fire Sub-Station to be built on this property and would have to come before the Board for approval of that Master Development Plan. Mr. Weese mentioned that the residents moved out to this area for the quiet, and he does not believe this addition will help with noise. The site is also located on a turn in the road that makes visibility

of oncoming traffic difficult. He also suggested that the station be located on HWY 56 as this location seems to be better suited for response. He also inquired where the water would be coming from to supply the fire station.

Mr. Steffey clarified that this request was not a Town issued request and that the applicant could speak further on some of the questions.

Darryl Chalk, Fire Chief for Franklinton Fire Department, explained the location of the station, the business of the roads and the goal of improving response time throughout Franklin County. It is about a 9+ minute response to the County line, and it is the goal to reduce this response time down to 5 minutes to surrounding residents in the proposed area. There was some discussion on this location, purchase of land, and strategic planning in improving response and insurance for residents. A resident asked about the impact this may have on property values. Chief Chalk responded that there is a variety of opinions if a station is a positive addition for a community. Some cities run thousands of calls. The Franklinton Fire Department averages about 450 a year. The Franklinton Fire Department is looking to be good neighbors. This will be a smaller sub-station.

Kyle Martin, 877 Green Hill Rd., voiced his concerns about the noise being so close to his property and having young children.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner Holden made a motion to close the Public Hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 3-0.

iv. Vote on Rezoning

Board of Commissioners

Commissioner McArn made a motion to approve the Rezoning Petition to rezone the property located at 941 Green Hill Road (Parcel ID 007246) to the Planned Development Zoning District (PD) from the Franklin County Ordinance Agricultural-Residential Zoning District (FCO AR) and that the proposed rezoning 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 Holden seconded the motion. The motion was approved by a vote of 3-0.

c. Consideration of a Master Development Plan for a project located at 15 & 17 Communication Drive, Franklinton, NC 27525 (Parcel IDs 001788 and 010283)

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received a Master Development Plan for a Townhome Dwelling development at 15 and 17 Communication Drive Parcel IDs 001788 and 010283. The project includes 148 townhome units. The property is located within the PD Planned Development Zoning District. The submitted plan appears to meet the applicable requirements for Master Development Plans in the Planned Development (PD) Zoning District. The property was previously rezoned by the Town to the PD Planned Development Zoning District.

The Board of Commissioners are asked to hold a Public Hearing on the proposed Master Development Plan and to consider approving the proposed Master Development Plan for 15 and 17 Communication Drive.

ii. Vote to 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 3-0.

Tyrone Crenshaw, 116 Allen Ave, requested that some provisions be made for traffic and protection for the existing properties located near this proposed development, and that the road conditions of Communication Dr. be improved. Mr. Crenshaw further inquired about the traffic and the congestion concerns with morning traffic. He inquired about moving traffic the other way toward 56 HWY. There was further discussion on possible intercession congestion. Mr. Crenshaw further appealed to the Board to make their decision based on the current residents.

Chase Massey, FML Engineering, spoke on behalf the developer, wanted to call a few things to the Board's attention. There is a 30 ft. proposed building setback around the enter perimeter of the parcel and additional 25 ft. setback on the Townhome line. (50 ft total). The traffic should improve with making improvements to Communication Dr. There are plans to pave all the way up to the intercession of Allen and Communication with curb and gutter. Mr. Massey mentioned that the with only 48 units there is not required a traffic study by the Town and that the proposed development of the road is to help with the additional traffic flow. He also mentioned that fire requirements for emergency situations have been met as well.

iii. Vote to Close Public Hearing
Commissioners

Board of

Commissioner McArn made a motion to close the Public Hearing. Commissioner Hatten seconded the motion. The motion was approved by a vote of 3-0.

iv. Vote on Master Development Plan

Board of Commissioners

Commissioner McArn made a motion to approve the Master Development Plan for a project located at 15 & 17 Communication Drive, Franklinton, NC 27525 (Parcel IDs 001788 and 010283). There was not a second to the motion. The motion did not carry.

d. Downtown Streetscape Projects Selection of Contractor

i. Staff Presentation

Zachary Steffey

The Town of Franklinton recently solicited proposals for engineering, design, and project oversight for the Main Street Streetscape Improvement Project and the Water & Front Streetscape Improvement Project. The Town transmitted the RFP to ten different firms with experience in completing comparable streetscape projects. Town Staff recommend selecting Summit Design and Engineering Services for the Main Street Streetscape Improvement Project with a contract amount of \$44,840. Town Staff recommend selecting Summit Design and Engineering Services for the Water and Front Street Streetscape Improvement Project with a contract amount of \$38,715. The funding for these two projects is currently included in the FY23-24 Budget.

The Board of Commissioners are asked to authorize the Town Manager in consultation with the Town Attorney to enter into a contract with Summit Design and Engineering for the Main Street and Water & Front Street Streetscape Improvement Projects.

ii. Vote on Streetscape Contractor

Board of Commissioners

Commissioner McArn made a motion to approve authorization to the Town Manager in consultation with the Town Attorney to enter into a contract with Summit Design and Engineering for the Main Street and Water & Front Street Streetscape Improvement Projects. Commissioner Holden seconded the motion. The motion was approved by a vote of 3-0.

e. Town of Franklinton Arbor Day 2024 Proclamation

Mayor Wright

Mayor Wright read the Arbor Day 2024 Proclamation.

Reports

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

- i. Police Department Stats: Traffic Stops increased from 105 to 220. Citations increased from 63 to 216. Arrests increased to 18. The Town commends them on a job well done.
- ii. Public Works Department: Pothole repair was at 5 this month but some were entire intersections using around 18 tons of asphalt.

- iii. The Town recently added additional wayfinding signage on Main Street to improve directing foot traffic to our businesses along Mason Street.
- iv. The Easter Egg Hunt was held at the Franklinton Middle School Gym due to the rain. Thank you, Commissioner Hatten, Detective Bowden, and Brad Kearney, for putting eggs out and supporting efforts at the event. The Town also thanks Franklin County for their partnership with this event.
- v. Run Club has started back up on Wednesday evenings beginning at Owl's Roost. An additional run day is being investigated as well.
- vi. The Light Tunnel has been taken down.
- vii. The Town had two ribbon cutting ceremonies: My Skin IQ and The Stables Market Place.
- viii. Fridays in Franklinton was great, and the band was great. The Town had a tremendous turnout for this event.
- ix. Flowers were planted on US 1, and Public Works is working to mow these areas. More flowers will be added with each year.
- x. Earth day is April 22nd. It will provide a couple of volunteer opportunities: Litter Sweep April 22nd at 10:00 AM – 12:00 PM, Beech Creek Trail Park work 12:00 PM until ribbon cutting at 5:00 PM. Volunteers should meet up at Town Hall.
- xi. Arbor Day Tree Planting event will be April 27th at 2:00 PM in memory of Jack Johnson. A Weeping Willow tree was selected by our Tree Committee and will be planted on this occasion.
- xii. The Town's next Fridays in Franklinton will be May 3rd from 5:00 PM-9:00 PM. Toros is sponsoring this event and will have free taco coupons to hand out. There will be a mariachi band and piñata with lots of family fun, craft vendors, and food trucks.
- xiii. The Town will be holding a new Spring event: Funkytown Festival on June 15th from 5:00 PM -10:00 PM. This will be a 70s and 80s themed event. We will have dancing, a disco ball, vendors, live music with the Groove Slingers, and lots of family fun.

b. Advisory Board Reports (included in packet)

Upcoming Meetings

- a. May 2, 2024 – Tree Committee Meeting at 10:00 AM at Town Hall
- b. May 13, 2024 – Planning Board Meeting at 6:00 PM at Town Hall
- c. May 13, 2024 – Franklinton Chamber of Commerce at 11:00 AM at Town Hall
- d. May 14, 2024 – ABC Board Meeting at 6:00 PM at Town Hall
- e. May 21, 2024 – Board of Commissioners Meeting at 7:00 PM at Town Hall

Adjournment

Commissioner Holden made a motion to adjourn the Board of Commissioners Meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 3-0.

X

Arthur Wright
Mayor

X

Lauren Chandler
Town Clerk