



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
June 18, 2024, 7:00 PM

MINUTES

Those in Attendance: Mayor Arthur Wright, Commissioners John Allers, Judy McArn, Tasha Hatten, and LaTasha Wilder, Town Manager Zach 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., Carey Johson with The Franklin Times, and citizens

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

Approval of Agenda

Commissioner Allers asked to amend the agenda by adding a closed session to take place at the end of all action items. Commissioner Wilder made a motion to approve the agenda with the amendment of the closed session. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Approval of Minutes

Commissioner Allers made a motion to approve the May 21, 2024 Regular Meeting Minutes. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Consent Agenda

- a. Interlocal Agreement between Youngsville, Franklinton, and Franklin County

Commissioner Allers made a motion to table the consent agenda item until next months' Board of Commissioners meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Public Comments (Three-minute time limit)

Stephanie Martinez, 50 Hildebrandt Dr., gave out information to the Board of Commissioners on contaminated water in our area. She shared information on chemicals in the water and the effects of those chemicals. She has done a personal water sample study on her own water. Franklin County does not meet the required healthy water limit and has not filed their water test results since 2021. This is a concern to the residents of the Franklin County area. The request is that the Town consider immediate action on this issue in the form of a lawsuit as other cities have done to put into action something to rectify the situation. She referenced two resources on this issue, "The Devil We Know" and "Dark Waters".

Agenda Items

- a. **Consideration of proposed Text Amendment 2024.06.01 to Article 156.4 USES Subsection 4.5.4 (F)**
i. Staff Presentation Zachary Steffey

There have been additional concerns raised about food trucks in the C2D Downtown Commercial Zoning District. Food trucks are currently allowed through a Special Event Permit in the Downtown C2D District and at town-sponsored special events. Increasingly, the Special Event Permits for food trucks are being sought on a weekly basis. Based on the feedback we have received about the impacts of the increasing volume of food trucks on downtown businesses, town staff have

developed a text amendment to limit downtown businesses and property owners to one food truck per month. Downtown businesses and property owners will still need to obtain a Special Event Permit for each occurrence. The exception that applies to situations where the downtown property owner is the same as the owner of the food truck remains in effect.

The Planning Board of the Town of Franklinton met on Monday, June 10, 2024 at 6 PM and voted 5-0 to forward a favorable recommendation to the Board of Commissioners. The Planning Board determined that the proposed Text Amendment is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton.

The Board of Commissioners are asked to consider approving or denying the proposed Text Amendment 2024.06.01 and to approve, modify, or deny the Statement of Consistency & Reasonableness.

ii. Vote to Open Public Hearing

Board of Commissioners

Commissioner Wilder made a motion to open the public hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Commissioner McArn inquired if "Main Street" needed to be added to this text amendment. Mr. Steffey stated that the street identification is specified through the Special Events Permit process of the Town. This process would allow the Text Amendment to cover the Main Street Downtown area as well as areas that extend outside of Main Street but still qualify as part of Downtown (Water and Front Street).

Commissioner Wilder confirmed that the Town staff would review this text amendment in a few months to see how the details are working out with businesses.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner McArn made a motion to close the public hearing. Commissioner Hatten seconded the motion. The motion was approved by a vote of 4-0.

iv. Vote on Text Amendment

Board of Commissioners

Commissioner Allers made a motion to approve the proposed Text Amendment 2024.06.01 to Article 156.4 USES Subsection 4.5.4 (F) and found that the proposed Text Amendment is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, that the proposed Text Amendment is reasonable, and that the proposed Text Amendment is in the best interest of the public. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

b. Consideration of proposed Text Amendment 2024.06.02 to Article 156.5 STANDARDS to ADD Subsection 5.9 COMMERCIAL BUILDING CODE MAINTENANCE

i. Staff Presentation

Zachary Steffey

Town staff have continued to hear concerns about the condition of vacant buildings and structures in our commercial zoning districts with a specific focus on vacant buildings downtown. Town staff have developed a new section of the UDO to address vacant and deteriorated buildings throughout the commercial zoning districts of the Town of Franklinton. The proposed new section of the UDO reflects standards that are currently in place for communities throughout North Carolina. The new section of the UDO defines conditions of vacancy and disrepair and establishes penalties and enforcement procedures.

The Planning Board of the Town of Franklinton met on Monday, June 10, 2024 at 6 PM and voted 5-0 to forward a favorable recommendation to the Board of Commissioners. The Planning Board determined that the proposed Text Amendment is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton.

The Board of Commissioners are asked to consider approving or denying the proposed Text Amendment 2024.06.02 and to approve, modify, or deny the Statement of Consistency & Reasonableness.

ii. Vote to Open Public Hearing

Board of Commissioners

Commissioner McArn made a motion to open the public hearing. Commissioner Wilder seconded the motion. The motion was approved by a vote of 4-0.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner McArn made a motion to close the public hearing. Commissioner Wilder seconded the motion. The motion was approved by a vote of 4-0.

iv. Vote on Text Amendment

Board of Commissioners

Commissioner McArn made a motion to approve the proposed Text Amendment 2024.06.02 to Article 156.5 STANDARDS to ADD Subsection 5.9 COMMERCIAL BUILDING CODE MAINTENANCE and found that the proposed Text Amendment is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, that the proposed Text Amendment is reasonable, and that the proposed Text Amendment is in the best interest of the public. Commissioner Wilder seconded the motion. The motion was approved by a vote of 4-0.

c. **Consideration of a Code of Ordinance Amendment Title 11 Business Regulations to add Chapter 114.00 Wine, Fortified Wine, and Mixed Beverages on Sunday Mornings.**

i. Staff Presentation

Zachary Steffey

The Town of Franklinton has received requests to amend the Town's Code of Ordinances to allow for the sale of wine, unfortified wine, and mixed beverages on Sunday mornings. If approved, the text amendment would allow for the sale of malt beverages, fortified wine, unfortified wine, and mixed beverages starting at 10 AM on Sundays as authorized by NCGS §160A-205.3 (commonly known as the brunch bill.)

The Board of Commissioners are asked to consider approving or denying the proposed Text Amendment 2024.06.03.

ii. Vote on Code of Ordinance Amendment

Board of Commissioners

Commissioner Allers made a motion to approve the Code of Ordinance Amendment Title 11 Business Regulations to add Chapter 114.00 Wine, Fortified Wine, and Mixed Beverages on Sunday Mornings. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

d. **Consideration of the adoption of an Ordinance for the demolition of property 218 North Main Street (Parcel ID 009974)**

i. Staff Presentation

Zachary Steffey

The structure located at 218 North Main Street, Franklinton, NC; PIN# 1865-18-2663 has been deemed unfit for human habitation and the Town of Franklinton Code Enforcement Officer ordered the structure to be demolished on March 8, 2024. According to Franklin County GIS records the owner of the property is Jaime Carolyn Terry of Colonial Heights, Virginia. The Board of Commissioners are asked to approve Ordinance 2024.06.04 authorizing the demolition of the unfit structure located at 218 North Main Street and to carry out the actions identified in Ordinance 2024.06.04.

The Board of Commissioners are asked to hold a public hearing on Ordinance 2024.06.04 and to consider approving Ordinance 2024.06.04.

ii. Vote to 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 4-0.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner Allers made a motion to close the public hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

iv. Vote on Ordinance Adoption

Board of Commissioners

Commissioner McArn made a motion to approve the adoption of an Ordinance for the demolition of property 218 North Main Street (Parcel ID 009974). Commissioner Hatten seconded the motion. The motion was approved by a vote of 4-0.

e. **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 previously received a Master Development Plan for a Townhome Dwelling development at 15 and 17 Communication Drive Parcel IDs 001788 and 010283. The project includes 48 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 held a Public Hearing on the proposed Master Development Plan for this project on April 16, 2024 and no formal action was taken on the proposal. Based on the feedback from the April meeting, the developer has agreed to include a fence around the parcel to alleviate concerns from neighboring property owners and to pave Communication Drive from the entrance of the development to the intersection with Allen Avenue in addition to adding a stop sign for traffic coming east from Communication Drive to Allen Avenue. Staff recommends a requirement, if agreed to by the developer, that any future phase of the project would be required to pave Communication Drive to Fairlane Avenue.

The Board of Commissioners are asked to consider approving or denying the proposed Master Development Plan for 15 and 17 Communication Drive.

Mr. Steffey also shared slides that included a traffic impact analysis and mapping for the development.

ii. Vote to Open Public Hearing

Board of Commissioners

Commissioner Hatten made a motion to open the public hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Chase Massey with FLM Engineering, resident of Raleigh, spoke to let the Board of Commissioners and residents know he was available to answer any questions on this development.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner Wilder made a motion to close the public hearing. Commissioner Hatten seconded the motion. The motion was approved by a vote of 4-0.

iv. Vote on Master Development Plan

Board of Commissioners

Commissioner Allers 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). Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

f. **Advisory Board Vacancies**

i. ABC Board Appointment

Board of Commissioners

ii. Planning Board Appointment

Board of Commissioners

iii. Tree Committee Appointment

Board of Commissioners

Commissioner Allers made a motion to appoint Michael Griffith to the ABC Board and Tree Committee and Jeff Alley to the Planning Board. Commissioner McArn seconded the motion. The motion was approved by a vote of 4-0.

Reports

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

- i. The Town held the Touch a Truck event with a Jurassic Park theme. This was a great outreach event where kids could experience the Public Works and Police Department vehicles. They also had the opportunity to dig for dinosaur eggs. The Movie in the Park was held after this event.
- ii. First Fridays in Franklinton in June went great and was well attended.
- iii. The Carolina Manor house will hold their Music at the Manor event this Saturday. This will be a summer concert series that will hopefully become a tradition out at the Manor.
- iv. The Toros Tacos Run Club started up and meets on Mondays at 6:30 PM (win a free taco after 8 runs) and Owl's Roost Run Club is still being held on Wednesdays at 6:30 PM.
- v. The Franklinton Veterans Memorial Park is coming along well with the renovations. There is a planned ribbon cutting July 12th at 5:30 PM. There are bricks being sold for engraving names of Veterans that will be placed in the Memorial Park. The flagpole is the last piece that is arriving for the dedication.
- vi. The HBA had their Ribbon Cutting in Franklinton. This is a nice addition to Downtown. The HBA has really transformed the space and it was great to see the support at the ribbon cutting.
- vii. Businesses went above and beyond for Funkytown Festival. Thank you to Green Hill and Bishops Painting for add additional decorations and information on this event!
- viii. Funkytown Festival was very successful. There was estimated a couple of thousand that came through for this event. For the first year, this was an incredible turnout! The Town thanks WRAL for showing the event. Thank you, Town Staff, for helping with the event. Thank you, Destiny Russell for organizing all the details of the event.
- ix. The Town made a promo video that will be out today for the Independence Day Celebration.
- x. The Juneteenth event on Sunday was a partnership between Porte Noire Gardens and the Town to celebrate Juneteenth and Father's Day. Thank you, Commissioner McArn and Brad Kearney, for stopping by during this event. Porte Noire did a great job in organizing this event, and they have some exciting development coming to their site in the future.
- xi. Independence Day June 29th at 5:00 PM at the Franklinton Middle School football field. The Town will light up the school building red, white, and blue.

b. Advisory Board Reports (included in packet)

Upcoming Meetings

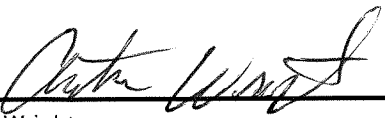
- a. June 19, 2024 – Town Hall Closed in Observance of Juneteenth
- b. July 4, 2024 – July 5, 2024 – Town Hall Closed in Observance of Independence Day
- c. July 8, 2024 – Planning Board Meeting at 6:00 PM at Town Hall
- d. July 8, 2024 – Franklinton Chamber of Commerce at 11:00 AM at Town Hall
- e. July 9, 2024 – ABC Board Meeting at 6:00 PM at Town Hall
- f. July 16, 2024 – Board of Commissioners Meeting at 7:00 PM at Town Hall


Commissioner McArn made a motion to enter into Closed Session to receive legal advice from the Town Attorney. Commissioner Hatten seconded the motion. The motion was approved by a vote of 4-0.

Commissioner Allers made a motion to come out of Closed Session. Commissioner Hatten seconded the motion. The motion was approved by a vote of 4-0.

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 4-0.

X 
Arthur Wright
Mayor

X 
Lauren Chandler
Town Clerk