



# Town of Franklinton

Board of Commissioners  
Town Hall 101 N. Main St.  
August 16, 2022, 7:00 PM

---

## MINUTES

Attended Meeting: Mayor Art Wright, Commissioners John Allers, Judy McArn, and Latasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Meeting was also attended by: Public Works Director Brad Kearney, Chief of Police James Davis, Lieutenant Batchelor, Parks and Recreation Director Shumara Thomas, Carey Johnson with The Franklin Times, and citizens

Mayor Art Wright called the meeting to order at 7:00PM. Commissioner Allers led the Pledge of Allegiance.

### Approval of Agenda

Commissioner McArn motioned to approve the Agenda. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

### Approval of Minutes

Commissioner Allers made a motion to approve the following minutes: July 19, 2022 Regular Meeting, July 19, 2022 Adjustments Meeting, and July 19, 2022 Closed Session. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

### Consent Agenda

- a. Consideration of approval for remainder 2022 holiday dates for Town of Franklinton office operations.

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

### Public Comments

There were no public comments at this meeting.

### Public Hearing

- a. Consideration to approve a Text Amendment to expand the Social District boundaries to include the Eastern and Southern boundaries of the Front Street right-of-way.

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

---

## Action Items

- a. Consideration to approve a Text Amendment to expand the Social District boundaries to include the Eastern and Southern boundaries of the Front Street right-of-way.

Commissioner Allers made a motion to approve the Text Amendment to expand the Social District boundaries to include the Eastern and Southern boundaries of the Front Street right-of-way. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

- b. Consideration of accepting the Annexation Petition from property owner Quantess Randle for 200 Korea St., Parcel ID 008751 and of approving the a Public Hearing notice for the next Regular Commissioner's Meeting on September 20, 2022.

Commissioner Allers made a motion to accept the Annexation Petition from property owner Quantess Randle for 200 Korea St., Parcel ID 008751 and approve a Public Hearing notice for the next Regular Commissioner's Meeting September 20, 2022. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

- c. Consideration of accepting the Annexation Petition from property owners Franklin Acquisitions LLC, and Franklin Acquisitions 2 LLC for Parcels ID 009968, 008251, and 048060, within the new addition of Essex Place and of approving the a Public Hearing notice for the next Regular Commissioner's Meeting September 20, 2022.

Commissioner Allers motioned to accept the Annexation Petition from property owners, Franklin Acquisitions LLC, and Franklin Acquisitions 2 LLC for Parcels ID 009968, 008251, and 048060, within the new addition of Essex Place and to approve a Public Hearing notice for the next Regular Commissioner's Meeting September 20, 2022; subject to receiving the final paperwork of ownership. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

## Other Action Items

There were no other action items.

Commissioner Wilder made a motion to recess the Regular Meeting until after the Board of Adjustments meeting. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

Commissioner Allers made a motion to reconvene the Regular Meeting. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

## Reports

- a. Staff Reports

Mr. Steffey gave a report on the current financial condition of the Town. Mr. Steffey discussed the current debt of the Town and the forecasted revenues for the coming months. Mr. Steffey reported that one of the debts obligations is for street repairs and that Powell Bill funds must be used on this debt until 2024. Mr. Steffey also discussed the items contained within a second loan that was previously obtained by the Town. Mr. Steffey provided an overview of the fund balance, 8% LGC requirements, and the evolution of the fund balance in recent years. Mr. Steffey explained that the Town staff and departments are on a spending freeze for non-essential items until finances improve and Town events will be scaled back for the rest of this year to stay within the adopted budget.

Chief Davis reported that the speed limit signs have officially been placed on Main St. to change the speed limit to 25 mph. He reported that he is still trying to get signs on Chavis St. Chief Davis also reported that an arrest was made in a case involving a shooting due to the further investigations by Sergeant Hastings and Officer Bowden.

Commissioner Allers asked about the school flow pick up, and Chief Davis and Lieutenant Batchelor are to meet with the school officials to discuss school pick up further.

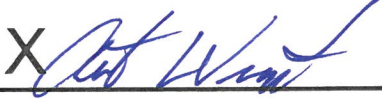
b. Advisory Board Reports

**Upcoming Meetings and Events**

- a. August 19, 2022 – Movie Night 8:30 PM -10:00 PM
- b. September 12, 2022 – Planning Board Meeting 6:00 PM – 7:00 PM Town Hall
- c. September 16, 2022 – Fridays on Front 6:00 PM – 10:00 PM
- d. September 20, 2022 – Regular Board of Commissioners Meeting 7:00 PM at Town Hall

**Adjournment**

Commissioner Allers made a motion to adjourn the meeting. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

X   
\_\_\_\_\_  
Art Wright  
Mayor

X   
\_\_\_\_\_  
Lauren Chandler  
Town Clerk





# Town of Franklinton

Board of Adjustments  
Town Hall 101 N. Main St.  
August 16, 2022, 7:00 PM

---

## MINUTES

Attended Meeting: Mayor Art Wright, Commissioners John Allers, Judy McArn, and Latasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Meeting was also attended by: Public Works Director Brad Kearney, Chief of Police James Davis, Lieutenant Batchelor, Parks and Recreation Director Shumara Thomas, Carey Johnson with The Franklin Times, and citizens

Mayor Wright called the Board of Adjustments meeting to order.

Commissioner Wilder motioned to open the Board of Adjustments Meeting. Commissioner Allers seconded the motion. The motion was approved with a vote of 3-0.

Commissioner Allers made a motion to go into the Public Hearing. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

### Public Hearing

- a. Consideration of a Special Use Permit from Laura Sapp for Parcel ID 008181 located at 18 North Main Street in Franklinton, NC. If granted, this Special Use Permit will allow for the use of this property for a medical office that provides wellness clinic services for men's health and IV hydration and nutrition infusions.

Mrs. Chandler swore in Laura Sapp. Ms. Sapp presented the Franklin County Health Assessment to the Board with Men's health as a top need in the County and explained the hydration IV infusion process. She also further shared that the Wellness Clinic would provide basic health assessments like cholesterol tests and lab work. The clinic will be working with individuals and their insurance. There was some discussion on the location of the Wellness Clinic. Ms. Sapp responded that the location was available and there was a lot of foot traffic at the location.

Commissioner McArn made a motion to close the Public Hearing and to wait for the Public Hearing on the Variance Item to see if another Commissioner would show up for the meeting to provide the required quorum to vote on that item. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

- b. Consideration of a Variance requested by Phoebe Fonville for Parcel 010203 which is located within the Town of Franklinton, NC. If granted, this Variance will allow for a variance from the driveway requirements contained within Section 5.6 Driveways of the Town's UDO.

### Action Items

- a. Consideration of a Special Use Permit from Laura Sapp for Parcel ID 008181 located at 18 North Main Street in Franklinton, NC. If granted, this Special Use Permit will allow for the use of this property for a medical office that provides wellness clinic services for men's health and IV hydration and nutrition infusions.

There were suggested conditions presented to the Board of Adjustments for the Special Use Permit for the Wellness Clinic. The suggested conditions and considerations were: setting hours of operation, addressing medical waste management, and requiring loading and unloading of merchandise to take place on on Front Street. Ms. Sapp responded that the hours of operation were in the works. The Board suggested the condition of hours of operation be from 8:00 AM – 10:00 PM, and Ms. Sapp was in favor of these hours. Ms. Sapp also stated that she was required in her medical profession to dispose of any medical waste and needles in a proper fashion. Delivery of items would be small and often self-brought rather than delivered to the site.

Commissioner McArn made a motion to approve the Special Use Permit with the stated conditions included, for Laura Sapp, Parcel ID 008181, located at 18 North Main Street in Franklinton, NC and to approve the Special Use Permit for the use of this property as a medical office that provides wellness clinic services for men's health and IV hydration and nutrition infusions. Commissioner Allers seconded the motion. The motion was approved with a vote of 3-0.

- b. Consideration of a Variance requested by Phoebe Fonville for Parcel 010203 which is located within the Town of Franklinton, NC. If granted, this Variance will allow for a variance from the driveway requirements contained within Section 5.6 Driveways of the Town's UDO.

Commissioner Allers made a motion to table the Variance item until the next Board of Adjustments Meeting September 20, 2022 due to the absence of a quorum. Commissioner McArn seconded the motion. The motion was approved with a vote of 3-0.

### **Adjournment**

Commissioner Allers made a motion to adjourn the Board of Adjustments Meeting. Commissioner Wilder seconded the motion. The motion was approved with a vote of 3-0.

X



Art Wright  
Mayor

X



Lauren Chandler  
Town Clerk