



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
February 21, 2023, 7:00 PM

MINUTES

Those who Attended: Mayor Art Wright, Commissioners John Allers, Judy McArn, Alvin Holden, Anita Fuller, and Latasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Others that Attended: Director of Public Works Brad Kearney, Director of Parks and Recreation Shumara Thomas, Town Planner Chris George, Chief of Police James Davis, Carey Johnson with The Franklin Times, and citizens

Mayor Wright called the Board of Commissioners meeting to order. Commissioner Fuller 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 following minutes: January 17, 2023 Regular Meeting and January 17, 2023 Adjustment Meeting. Commissioner Fuller seconded the motion. The motion was approved by a vote of 5-0.

Public Comments

There were no public comments.

Agenda Items

- a. Consideration of a Text Amendment to amend Article 156.4 Subsection 4.5.4 Standards for Specific Temporary Uses – Recreational Vehicles
 - i. Presentation of Text Amendment

Zachary Steffey

This Text Amendment is a follow up from the previous discussion at the Board of Commissioners Meeting in January. This Text Amendment addresses some of the specific circumstances where RVs and campers can be used as temporary dwellings. The Planning Board met at 6:00 PM on February 13, 2023 and voted 5-0 to forward a favorable recommendation to the Board of Commissioners. The Text Amendment is as follows:

E. Recreational Vehicles and Campers as Temporary Dwellings Under Specific Circumstances

Property owners may reside in an RV or Camper located on their lot while their home is being repaired following a natural disaster which has caused their primary residence to become uninhabitable, when a property owner is conducting a major renovation or repair of the principal structure which renders the principal structure uninhabitable, and when a new principal dwelling is being constructed on a vacant lot subject to the following requirements:

(A) A Zoning Permit is required for all RVs and Campers that will be utilized as a temporary dwelling unit subject to this ordinance.

(B) RVs or Campers shall not be used as temporary dwelling units for a period of time longer than six months; the Zoning Code Administrator may approve an extension of up to six months.

(C) RVs or Campers must be located on the property on which the principal building is being repaired, constructed, or reconstructed.

(D) Only one RV or Camper is permitted per lot during the repair and reconstruction period.

(E) A Certificate of Occupancy shall not be issued until the RV or Camper has been disconnected from power, water, and the septic system/sanitary sewer system.

(F) RVs or Campers must adhere to all applicable local, state, and federal laws and must obtain all applicable permits for the connection of power, water, and septic/sanitary sewer.

(G) RVs or Campers must be located within the property boundaries and must not be located in the Town's right-of-way.

(H) If an RV or Camper is re-connected to power, water, or a septic system/sanitary sewer at any point after the zoning permit issued in conjunction with this ordinance has expired; or if an RV or Camper is used in any manner inconsistent with this section, the owner of the property where the violation has occurred shall be subject to a civil penalty in the amount of \$50 per day with each day that a violation continues constituting a separate and distinct offense.

The Statement of Consistency is that the Board of Commissioners finds that the proposed Text Amendment is consistent with the spirit, intent, and applicable provisions of the Town of Franklinton Comprehensive Land Use Plan.

The requested action is that the Board of Commissioners are asked to consider approving Text Amendment 2023.2.2 along with the Statement of Consistency.

ii. Vote to Open Public Hearing

Board of Commissioners

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

Mrs. Dobie, 201 Winston St., asked for a copy of the first slide (Text Amendment). This was provided by the Town Clerk. Mrs. Dobie asked in the event you do not need a permit for home repairs but do need to stay in a temporary dwelling, what would be the permit costs? Mr. Steffey answered that the costs would fall under the standard zoning fee. Mr. George answered that the standard zoning fee for in-town residents is \$100.00. Mrs. Dobie expressed that some of the renovations do not require a permit and so she found issue with having to pay a separate permit fee to stay in her RV. Mrs. Dobie felt that overall, the Text Amendment was favorable. Mrs. Dobie also asked about an out-of-town guests provision that would allow guests to dwell temporarily in a RV or camper. This provision is not included in this Text Amendment.

Maggie Darnes, 3 Winston St., spoke on her increased taxes to her historical home, a hot dog stand in town, and the Manor. Mr. Pridgen asked Ms. Darnes a couple of times about whether or not she intended to speak on the current item in relation to RVs and Campers as temporary dwellings or if she was wanting to speak on a different item.

iii. Vote to Close Public Hearing Board

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 Text Amendment

Board of Commissioners

Commissioner McArn made a motion to approve the Text Amendment to amend Article 156.4 Subsection 4.5.4 Standards for Specific Temporary Uses – Recreational Vehicles. Commissioner Allers seconded the motion. The motion was approved by a vote of 5-0.

b. Consideration of a Text Amendment to amend Article 156.4 Subsection 4.3.3 Commercial Uses – Food Trucks

i. Presentation of Text Amendment

Zachary Steffey

This Text Amendment is to address Food Trucks and mobile food establishments in the Town of Franklinton. The Town has observed an increase in the volume of permit applications for Food Trucks operating in our Downtown. This Text Amendment identifies specific zoning districts where food trucks will be permitted. The Planning Board met at 6:00 PM, February 13, 2023 to consider the proposed Text Amendment. The Planning Board voted 5-0 to forward a favorable recommendation to the Board of Commissioners and found that the Text amendment was consistent with the Town's Comprehensive Land Use Plan. The Text Amendment is as follows:

Definitions:

“Food truck” means a mobile food establishment that is self-contained and designed for the preparation, cooking, and sale of food and beverages.

“Mobile food establishment” means any vehicle or trailer used for the preparation, cooking, or sale of food and beverages.

“Operator” means the person or entity responsible for the operation of a food truck.

“Parking space” means a designated area for a food truck to park and operate.

“Premises” means the area within the boundaries of the parking space, including any sidewalks or walkways adjacent to the parking space.

“Public property” means any property owned or controlled by the Town of Franklinton, including but not limited to streets, sidewalks, parks, and parking lots.

“Private property” means any property that is not public property, including but not limited to commercial, industrial, and residential properties.

Specific Use Regulations:

1. Permits: No person shall operate a food truck in the Town of Franklinton without a valid permit issued by the Town. The permit shall be displayed in a prominent place on the food truck at all times when the food truck is in operation. Permits shall be issued by the UDO Administrator or their designee. Permit costs shall be determined in the annual budget process.
2. Location: Food trucks may operate on public property only with the permission of the Town during Town-sponsored special events and in accordance with any restrictions or conditions imposed by the Town and in the areas described below:
 - a. Property owners may operate a food truck on their own property within the commercial zoning districts of the Town so long as the property is not located within the residential zoning districts of the Town and the ownership of the food truck is the same as the owner of the subject property.

- b. Food trucks shall not be permitted within the residential zoning districts of the Town except under specific circumstances as approved by the Town of Franklinton for charitable, religious, educational, or civic purposes.
 - c. Food trucks may operate on town owned property when authorized by the Town.
 - d. Food trucks may operate on privately owned property with the written permission of the property owner in the GC, C-3H, and NC Zoning Districts.
3. Parking spaces: The Town may designate parking spaces for food trucks on public property. The operator shall park the food truck in a designated parking space and shall not obstruct sidewalks, walkways, or other areas open to the public.
 4. Health and safety: The operator shall comply with all applicable health and safety laws, rules, and regulations, including but not limited to the requirements of the Franklin County Health Department.
 5. Noise: The operator shall not make excessive noise or cause a nuisance that interferes with the peace and quiet of the surrounding area.
 6. Litter: The operator shall maintain the premises in a clean and orderly condition and shall not leave litter or other debris on the premises or in the surrounding area.
 7. Odors: The operator shall not conduct food preparation activities that generate toxic or noxious odors.
 8. Penalties: Any person who violates any provision of this ordinance shall be subject to a \$50 per day fine with each day constituting a separate and distinct offense. Failure to adhere to any provision of this ordinance may result in a revocation of a food truck permit.

The Statement of Consistency is that the Board of Commissioners finds that the proposed Text Amendment is consistent with the spirit, intent, and applicable provisions of the Town of Franklinton Comprehensive Land Use Plan.

The requested action is that the Board of Commissioners are asked to consider approving Text Amendment 2023.2.3 along with the Statement of Consistency.

ii. Vote to Open Public Hearing Board of Commissioners

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

iii. Vote to Close Public Hearing Board of Commissioners

Commissioner Holden 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 Text Amendment Board of Commissioners

Commissioner Allers made a motion to approve the Text Amendment to amend Article 156.4 Subsection 4.3.3 Commercial Uses – Food Trucks. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

- c. Consideration of a Text Amendment to amend the dimensional requirements of the Civic, Recreational, and Institutional (CRI) Zoning District

i. Presentation of Text Amendment Zachary Steffey

The Board of Commissioners originally approved the Civic, Recreational, and Institutional (CRI) Zoning District in December of 2022. Since the adoption of the new Zoning District an additional project has arisen that fits within the spirit and intent of the CRI Zoning District. Some of the original dimensional requirements would need to be modified in order to accommodate this project and any other projects that may arise within this district. All projects within the CRI Zoning District would still need to obtain a Special Use Permit. The Planning Board met at 6:00 PM on February 13, 2023 and voted 5-0 to forward a favorable recommendation to the Board of Commissioners of the proposed Text Amendment. The Text Amendment was found to be consistent with the Comprehensive Land Use Plan of the Town. The Text Amendment is as follows:

3.2.17 Civic, Recreational, and Institutional Zoning District

Uses in this district include uses that are oriented around recreation, nature, wellness, civic clubs, culture, community gathering places, governmental uses, sporting uses, bed and breakfasts/hotels, lodging, or educational uses.

TABLE 3.2 CONVENTIONAL ZONING DISTRICT STANDARDS

Purpose Statement	Dimensional Requirements		
	Feature	Requirement	Notes
	Minimum Lot Area (Acres)	10 acres <u>8 acres</u>	
	Minimum Lot Width (ft.)	100	
	Minimum Lot Depth	100	
	Minimum Front Yard Setback (ft.)	50 <u>25</u>	
	Minimum Side Yard Setback (ft.)	50 <u>25</u>	
	Minimum Rear Yard Setback (ft.)	50 <u>25</u>	
	Maximum Height (ft.)	40	
	Maximum Lot Coverage (% of lot area)	No limit	

The Statement of Consistency is that the Board of Commissioners finds that the proposed Text Amendment is consistent with the spirit, intent, and applicable provisions of the Town of Franklinton Comprehensive Land Use Plan.

The requested action is that the Board of Commissioners are asked to consider approving Text Amendment 2023.2.1 along with the Statement of Consistency.

ii. Vote to Open Public Hearing

Board of Commissioners

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

iii. Vote to Close Public Hearing

Board of Commissioners

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

iv. Vote on Text Amendment

Board of Commissioners

Commissioner McArn made a motion to approve the Text Amendment to amend the dimensional requirements of the Civic, Recreational, and Institutional (CRI) Zoning District. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

- d. Consideration of a Rezoning Petition for 312 East Mason Street (Parcel ID 008095) and 314 East Mason Street (Parcel ID 010203) from the Residential Single Family Medium Zoning District (RSM) to the Civic, Recreational, and Institutional Zoning District (CRI)

i. Presentation of Rezoning

Zachary Steffey

The new owners of 312 and 314 East Mason Street are requesting a rezoning to the Civic, Recreational, and Institutional Zoning District. This rezoning would also involve the combination of Parcels 008095 and 010203 into one lot that is 8.75 acres. The current zoning is Residential Single-Family Medium. The property 312 East Mason Street has an existing Special Use Permit. The combination of the two lots would

meet the requirements of the CRI Zoning District. The properties are bordered to the East and West by RSM Residential Zoning and to the South by RHS residential, and properties to the North across the street are zoned RSM residential. The Planning Board meet at 6:00 PM, February 13, 2023 and voted 5-0 to forward a favorable recommendation to the Board of Commissioners for the proposed zoning and found the rezoning to be consistent with the Comprehensive Land Use Plan of the Town.

The Statement of Consistency is that the Board of Commissioners finds that the proposed rezoning is consistent with the spirit, intent, and applicable provisions of the Town of Franklinton Comprehensive Land Use Plan, and that the proposed rezoning is reasonable and at the best interest of the public.

The requested action is that the Board of Commissioners are asked to consider approving the rezoning of 312 and 314 East Mason Street from RSM to the CRI zoning district along with the Statement of Consistency.

ii. Vote to Open Public Hearing

Board of Commissioners

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

Commissioner Allers mentioned that the Board of Commissioners were really bringing the property into the intent of the previously approved Special Use Permit.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner Holden made a motion to close the Public Hearing. Commissioner Allers 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 312 East Mason Street (Parcel ID 008095) and 314 East Mason Street (Parcel ID 010203) from the Residential Single Family Medium Zoning District (RSM) to the Civic, Recreational, and Institutional Zoning District (CRI). Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

e. Annexation Petition of 406 and 408 South Main Street Parcel ID 007620 and 033824

i. Presentation of Annexation Petition

Zachary Steffey

The Board of Commissioners have received an Annexation Petition to annex 406 and 408 South Main Street, Parcel IDs 007620 and 033824. The properties are zoned RSH Residential and have a combined area of 1.18 acres according to Franklin County GIS records. The Town Clerk has reviewed the Annexation Petition and certified that the petition is complete. The next step in the process will be for the Board of Commissioners to set a Public Hearing date on the annexation.

The Board of Commissioners are asked to set a Public Hearing for the Regular Board of Commissioners Meeting on March 21, 2023 at 7:00 PM or as soon thereafter.

ii. Vote to set Public Hearing Date

Board of Commissioners

Commissioner Allers made a motion to accept the Annexation Petition of 406 and 408 South Main Street Parcel ID 007620 and 033824 and set the Public Hearing for March 21, 2023 Board of Commissioners Meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

f. Consideration of adoption of Resolution of Intent to Annex Property Owned by the Town of Franklinton at 582 and 584 South Main Street Parcel IDs 024199 and 008512

i. Presentation of Resolution of Intent

Zachary Steffey

This annexation is pertaining to the Evergreen Cemetery property. This property covers 6.41 acres according to Franklin County GIS records. There was a previous annexation that was performed but it was not

recorded properly. This annexation will remedy this issue. The Town of Franklinton has taken care of Evergreen Cemetery for many years, and this is an opportunity for the property to be properly show in our corporate limits. The Town will continue to maintain this cemetery. This is a different process of annexation since the Town owns the property. Mr. Steffey read the resolution of intent:

WHEREAS, the Town of Franklinton is the owner of a parcel of land contiguous to its existing Town boundaries identified as Franklin County Tax Parcel Numbers 008512 and 024199 and further described as follows:

Those parcels of land, situate lying and being on U.S. Highway 1-A, known and distinguished as Parcels 2 and 3 on a certain map or plat of "Evergreen Cemetery, Inc." made by William T. Dement, Professional Land Surveyor, P.A. dated June 2, 2011, and now recorded in the Office of the Register of Deeds of Franklin County in Book 2011, Page 115.

A portion of this property was conveyed to the Town of Franklinton by deed dated May 2, 2012 and recorded on May 25, 2012 in Book 1855, Page 949 in the Franklin County Registry.

WHEREAS, the Town of Franklinton desires to annex the properties into its corporate limits; and

WHEREAS, North Carolina General Statute 160A-31(g) permits the annexation of contiguous property owned by a municipality into its municipal corporate limits following a duly noticed public hearing.

WHEREAS, after due notice by publication in the Franklin Times, a public hearing on the question of this annexation was held at Town Hall at 7:00 p.m. on March 21, 2023; and

NOW, THEREFORE, BE IT ORDAINED by the Town Board of Commissioners of the Town of Franklinton, North Carolina that:

SECTION 1. By virtue of the authority granted by G. S. 160A-31, the above-described contiguous properties owned by the Town of Franklinton are hereby annexed and made part of the Town of Franklinton.

SECTION 2. Upon and after March 21, 2023, the described territories and its citizens and properties shall be subject to all debts, laws, ordinances, and regulation in force in the Town of Franklinton and shall be entitled to the same privileges and benefits as other parts of the Town of Franklinton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10, if applicable.

SECTION 3. The Town Clerk of the Town of Franklinton shall cause to be recorded in the Office of the Register of Deeds of Franklin County, and in the Office of the State in Raleigh, North Carolina, an accurate map of the annexed properties described above, along with a certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

ii. Vote on Resolution of Intent & to set Public Hearing Date Board of
Commissioners

Commissioner McArn made a motion to adopt the Resolution of Intent to Annex Property Owned by the Town of Franklinton at 582 and 584 South Main Street Parcel IDs 024199 and 008512 and to set the Public Hearing date to the March 21, 2023 Board of Commissioners Meeting. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

Reports

a. Staff Reports (included in packet)

Mr. Steffey gave the following reports:

- The Town recognized Corporal Hinton for SRO Day. Thank you for all the outstanding work at Franklinton Middle School.
- The Town thanks Chris George and Brad Kearney for putting up the lettering on the Town Hall building.
- Thank you to our Public Works Crew for the great job on our Sidewalk Repair Project.
- Rail-crossing Repair Project is underway, and they have closed Pearce and Joyner so far. Highway 56 may be the best transportation avenue available during the crossing repair.
- Surplus items are going up for sale on govdeals.com.
- Franklinton Hometown Highlights had a great reach with its first video.
- Ribbon cutting for Archer + Pratt will be March 9th at 4:30 PM. This will be a great addition to our Downtown.
- 1st Franklinton Chamber of Commerce meeting had a great turnout. Our next meeting will be March 7th 12:00-1:00 at Four North on Main Street. This is a great way to support and enhance the businesses in the Town of Franklinton. Visit our new website, www.franklintonchamber.org

b. Advisory Board Reports (included in packet)

Upcoming Meetings and Events

- c. March 13, 2023 – Planning Board Meeting 6:00 PM -7:00 PM at Town Hall
- d. March 21, 2023 – Board of Commissioners Meeting 7:00 PM at Town Hall

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

Art Wright
Mayor

X

Lauren Chandler
Town Clerk



Town of Franklinton

Board of Adjustment
Town Hall 101 N. Main St.
February 21, 2023, 7:00 PM

MINUTES

Those who Attended: Mayor Art Wright, Commissioners John Allers, Judy McArn, Alvin Holden, Anita Fuller, and Latasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Others that Attended: Director of Public Works Brad Kearney, Director of Parks and Recreation Shumara Thomas, Town Planner Chris George, Chief of Police James Davis, Carey Johnson with The Franklin Times, and citizens

Mayor Wright called the Board of Adjustment Meeting to order.

Approval of the Board of Adjustment Agenda

Commissioner Holden made a motion to approve the Board of Adjustment Agenda. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Agenda Items

- a. Consideration of a Special Use Permit for 312 East Mason Street (Parcel ID 008095) and 314 East Mason Street (Parcel ID 010203) for the operation of a hotel and event venue with activities and uses similar to those authorized in the existing Special Use Permit for 312 East Mason Street.
 - i. Presentation of Special Use Permit

Zachary Steffey

This Special Use Permit is for 312 and 314 East Mason Street that will be combined into one parcel. The applicant is Mason Street Partners, LLC. The combined area of the lot would be 8.75 acres and it is located in the CRI Zoning District. The proposed use is for a boutique hotel, special events, and uses authorized under the existing Special Use Permit. The Special Use Permit would allow for private and public community events including but not limited to weddings, birthday parties, flea/antique/farmers markets, wine tasting, live music, bed and breakfast, etc. These uses are currently allowed under the existing Special Use Permit that was approved by the Board of Adjustment on May 5, 2022. Mr. Steffey shared the following conditions for consideration with this Special Use Permit:

- Consider stipulating the hours of operation for the site.
 - Suggestion – 7:00 AM to 10:00 PM for outdoor noise generating activities that are detectable off-site.
- Consider requiring compliance with all provisions of Article 156.4 Section 4.2.9 and that these provisions be incorporated as conditions of the Special Use Permit.
- Consider requiring that the applicant must obtain dumpster(s) to be serviced at the cost of the applicant for large-scale special events (greater than 200 attendees).
- Consider requiring the applicant to preserve, install and maintain an opaque vegetative buffer around the perimeter of the property where the property abuts residential properties, that is at least 20 feet in width.

- Consider requiring the applicant to comply with the parking lot requirements set forth in the UDO.
- Consider requiring the applicant to direct and/or shield any new exterior lighting to prevent light trespass onto adjacent properties.
- Consider requiring the applicant to provide adequate stormwater retention facilities that effectively retain stormwater runoff on-site and that prevent stormwater runoff onto adjacent properties.

Mr. Pridgen mentioned that this was a quasi-judicial hearing and that any person giving testimony would have to be sworn in. Mr. Pridgen asked the Board of Adjustment if there were any conflict of interest or prior knowledge before the hearing. The Board of Adjustment responded that there was no conflict of interest or prior knowledge before the hearing.

ii. Applicant Presentation and Comments

Mr. Farrell

Mr. Farrell was sworn in by the Town Clerk.

Mr. Farrell is the applicant and partner of Mason Street Partners, LLC. The associate company is Franklinton Development, LLC. Mr. Farrell shared what the plans were for the site:

- Front entry will be widened to a commercial standard.
- There will be asphalt laid out that will circle the property along with proper landscaping.
- There will be a fence in place around the property.
- The house footprint will not change, but the back porch that had been torn down will be reconstructed.
- There will be four duplex cottages that will be added to the left on the property. These will be used for overnight stays associated with the events center or used as a hotel option.
- A Pavilion is going to be added to the back of the house. It will be a permanent structure and measure 50 feet by 90 feet. This can house receptions and other activities. The structure will be made with large timber.
- There are plans to build an amphitheater behind the pavilion from the landscape; taking the dirt that is dug up from the driveway and parking. This area can also be leased out for weddings and other events.
- There is going to be an exit made that will connect with Clegg Street. This part of the project will improve the stormwater runoff. Right now, it is a very wet area.
- There are plans to have 140 parking spots.
- They are trying to preserve as many trees on the property as possible.

iii. Vote to Open Evidentiary Hearing

Board of Adjustment

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

Commissioner Wilder asked if the entrance would be commercial at Clegg Street. Mr. Farrell said that it would be commercial as well.

Commissioner McArn asked if the hedge installed would be tall enough for privacy right away. Mr. Farrell said they would use junipers/fast growing trees (starting at 6 feet tall) to place in those areas, but it would take some time for the full effect of the barrier.

Commissioner Fuller mentioned that Novozymes representatives would possibly enjoy staying here. Mr. Farrell mentioned the plan to install luxury tree houses on the site in the future. Commissioner Fuller asked about how many square feet the cottages were. Mr. Farrell stated the cottages would be 700 ft.

Mr. Farrell asked to consider allowing the parking lot to stay gravel for a year or two before using asphalt. This would allow the land to firm up.

iv. Vote to Close Evidentiary Hearing

Board of Adjustment

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

v. Vote on Special Use Permit

Board of Adjustment

Commissioner Allers made a motion to approve the Special Use Permit for 312 East Mason Street (Parcel ID 008095) and 314 East Mason Street (Parcel ID 010203) for the operation of a hotel and event venue with activities and uses similar to those authorized in the existing Special Use Permit for 312 East Mason Street with the amended condition of allowing the parking lot to remain gravel for 1-2 years and meeting all the conditions set forth by the staff report. 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 Holden seconded the motion. The motion was approved by a vote of 5-0.

X



Art Wright
Mayor

X



Lauren Chandler
Town Clerk

