



Town of Franklinton

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

AGENDA

1. Call to Order Mayor Wright
2. Pledge of Allegiance Commissioner Fuller
3. Approval of Agenda
4. Approval of Minutes October 17, 2023 Regular Meeting
October 17, 2023 Adjustment Meeting
5. Public Comments (Three-minute time limit)
6. Agenda Items
 - a. Presentation of S-line Transit Oriented Development Study
 - i. Presentation by NCDOT Brennon Fuqua & Jason Myers
 - b. Voluntary Annexation Petition for 554 S. Cheatham St. (Parcel ID 007852)
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Annexation Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Annexation Board of Commissioners
 - c. Voluntary Annexation Petition for 5210 NC HWY 56 (Parcel ID 008164)
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Annexation Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Annexation Board of Commissioners
 - d. Voluntary Annexation Petition for 3063 US 1 HWY (Parcel IDs 024208 and 007641)
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Annexation Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Annexation Board of Commissioners
 - e. Voluntary Annexation Petition for 975 Cedar Creek Road (Parcel ID 010389)
 - i. Presentation of Annexation Zachary Steffey
 - ii. Vote to set Public Hearing December 19, 2023 Board of Commissioners
 - f. A Rezoning Petition to rezone the property located at 975 Cedar Creek Rd (Parcel ID 010389) to the Planned Development Zoning District (PD) from the FCO R-8 Residential Zoning District (Franklin County Zoning).
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Rezoning Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Rezoning Board of Commissioners
 - g. Consideration of a Master Development Plan for a townhome, single-family, and mixed-use project under the name "Cedar Ridge Subdivision" located at 1151 Lane Store Rd (Parcel ID 010389)
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Master Development Plan Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners

- iv. Vote on Master Development Plan Board of Commissioners
 - h. Consideration of a Master Development Plan for a single-family development under the name “Cedar Creek Subdivision” located at 975 Cedar Creek Rd (Parcel ID 010389)
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Master Development Plan Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Master Development Plan Board of Commissioners
 - i. Text Amendment to Article 156.4 USES Section 4.1 Principal Use Table to add “Container Restaurants” as a Special Use in the C-2D Downtown Commercial Zoning District and an amendment to Section 4.3 Use-Specific Standards.
 - i. Vote to Open Public Hearing Board of Commissioners
 - ii. Presentation of Text Amendment Zachary Steffey
 - iii. Vote to Close Public Hearing Board of Commissioners
 - iv. Vote on Text Amendment Board of Commissioners
- 7. Reports
 - a. Town Manager Report, Staff Reports (included in packet)
 - b. Advisory Board Reports (included in packet)
- 8. Upcoming Meetings
 - a. November 23-24, 2023 – Town Hall closed in Observance of the Thanksgiving Holiday
 - b. December 11, 2023 – Planning Board Meeting at Town Hall at 6:00 PM
 - c. December 19, 2023 – Board of Commissioners Meeting at Town Hall at 7:00 PM
- 9. Adjournment