



MINUTES OF FRANKLINVILLE BOARD OF COMMISSIONERS MEETING

February 10, 2025

ATTENDEES: Mayor A.C. Hurley , Mayor Pro-Tem Priscilla Dunn, Commissioner Billy Farias, Commissioner Richard Goodwin, Commissioner Brandon Hurley, Commissioner Mac Whatley
Finance Officer/Town Clerk-Beverly O'Brien

Utility Clerk-Christie Gunter

Public Works Director-Arnold Allred

GUESTS: Jackson Allred, Beth Brown, Wayne Brown, Laurie Cone, Adam Deathe, Director, Chamber of Commerce, Jeff Erickson, Partner's Consulting IT Group, Harvey Harman, Living Well Development , Luis Irias, Marin LLC, Brenda Jones, Mary Joan Pugh, Piedmont Trails Assoc. Director, Amber Scarlett, Executive Director RC Tourism Development Authority, Amber Skeen, RC Tourism Development Authority, Mickey Seoane, Shelly Siskin

25-67 7:00pm: PUBLIC HEARING CALLED TO ORDER

Mayor Hurley opened the Public Hearing on the LDO amendment in reference to Professional Recovery Facility Definitions. Commissioner Whatley, Planning Board Chairman, explained the amendment and the clarifications. Commissioner Whatley read the recommendations from the Planning Board.

Mayor Hurley opened discussion for the rezoning application from Neighborhood Residential to Highway Commercial for the property at 259 Lakeside Park Road. The property is along Highway 64 and is in the Franklinville ETJ. The application was made by Luis Irias for the Marin, LLC group. Mr. Irias spoke about the uses for the property and how he wanted to sell for a small grocery store for the community. He has a building plan prepared by Summey Engineering, see attached. The plan calls for extra plant buffering along the rear and side of the building and a paved parking area. He also understands that some uses, such as a gaming business or tattoo parlor would either not be permitted near the Neighborhood Residential zoning or would require a Special Use application. Elizabeth Brown spoke in opposition to the rezoning and discussed the impact on the neighboring homes. There are no other business uses in the neighborhood, and they are afraid of noise and thefts in the area. Commissioner Whatley discussed the Planning Board decision as a split decision with the Board members. He also discussed the growth expected in the area and the proximity to other Highway Commercial uses.

Mayor Hurley closed the Public Hearing. 7:31 pm.

25-68 7:32 pm: MEETING CALLED TO ORDER

Pledge of Allegiance

Moment of Silence/Prayer

25-69 CONSENT AGENDA

Mayor Hurley thanked Mayor Pro Tem Dunn for standing in for him at the January meeting. Mayor Hurley opened the consent agenda. **Commissioner Whatley motion to accept the consent agenda. Seconded by Mayor Pro Tem Dunn. Motion adopted, unanimously.**

25-70 PLANNING and ZONING

Commissioner Whatley discussed the changes to the UDO. Town Clerk O'Brien read the proposed amendment. See attached. **Commissioner Whatley, motion to approve the amendment to the Unified Development Ordinances. Seconded by Commissioner Farias. Motion adopted, unanimously.**

Commissioner Whatley discussed the application for zoning change to 259 Lakeside Park Road from Neighborhood Residential to Highway Commercial. He discussed the split decision of the Planning Board and the nearby Highway Commercial properties already in use. Commissioner Farias asked Mr. Irias if they understood the limitations on the building, even in Highway Commercial zoning. Mr. Irias stated that the building would have extra buffers for the neighbors, and they understood the allowed uses, even if they sold the business. He is hoping to sell to another family member who also understands the restrictions. Elizabeth Brown of 247 Lakeside Park Rd. spoke against the rezoning, as they would like to keep it Residential only. She discussed the possible uses of such a small lot and the additional traffic in the neighborhood. She also pointed out that her family and one neighbor had also tried to buy the property but were unable to purchase it. Commissioner Brandon Hurley questioned the uses in the area and the ability of commercial use on this small lot. Commissioner Whatley discussed the ETJ and the future water/sewer extensions for the area. Mrs. Brown discussed the question of what would happen if they used the building for a use against the Town ordinances, anyway. The Gun Range across the highway was in violation of the County ordinances and nothing happened. Commissioner Goodwin asked the Clerk for the steps to be taken if the owners were found in violation. Town Clerk O'Brien stated there were steps the town could take to stop the use of the property, if they were found to be in violation, including notifying them of the violation and through tax liens and building liens. Commissioner Whatley stated the process could also be stopped by the County revoking their building permit. Commissioner Farias stated he and the other Commissioners would follow through and keep up with the use of the building and adherence to the ordinances and report to the Board. **Commissioner Whatley, motion to**

approve the rezoning request to Highway Commercial. Seconded by Commissioner Farias. 4 Ayes, with Commissioner Brandon Hurley Voting against. Motion adopted.

25-71 ADMINISTRATION REPORT

Finance Officer O'Brien presented the financial report. **Motion by Mayor Pro Tem Dunn to accept the financial report. Motion seconded by Commissioner Goodwin. Motion adopted, unanimously.** Finance Officer O'Brien asked the Board for the best day of the week to set up the first budget meeting. Commissioner Brandon Hurley suggested Mondays and the rest of the Board agreed. She will set a schedule starting in March on a Monday, for the budget Committee meetings to begin.

25-72 OLD BUSINESS

Mary Joan Pugh from the Piedmont Trails Association, gave an update on the status of the trails and the bridge project at Bush Creek. She discussed the original allocation for the project and the increased cost. The preliminary engineering costs are \$74,500.00 and the expected construction and total engineering costs are projected to be \$1,186,500.00. She discussed the extension of the trail from Franklinville to Sapona and the inclusion of the trail on an All Trails App for hikers. Ms. Pugh will lead a group of hikers and volunteers on February 22nd at 10:00am to install signage on the Faith Rock trail.

Amber Skeen, Director of Office Administration with the Randolph County Tourism Development Authority, presented the Annual Report for the organization. She gave an overview of the organization and the budget numbers for the Fiscal Year. Ms. Skeen addressed the economic impact of the tourism industry in the County and the sustained growth and influence of visitors to the area. See attached report. She also discussed the plans and expected revenue growth from tourism in the County and individual attractions. Ms. Skeen discussed the advertising and social media efforts of the Authority and the impact on tourism dollars. She also discussed the development of the trail system and the impact on local tourism.

Commissioner Farias asked the Board to discuss the old Town Hall building again. Commissioner Farias has had inquiries about renting the space for an office use. Suggested uses include an insurance office or a realty office. General discussion reference rents and square footage costs. Commissioner Farias discussed his research and possible rents of \$1,000.00 to \$1,200.00 per month. Mayor Hurley questioned why the restaurant rents for less and Commissioner Farias responded that the town derives revenue from the sales taxes the restaurant pays. General discussion and decision to do further research.

25-73 PUBLIC SAFETY

Commissioner Farias discussed the budget line item for the part-time deputies being expended and said he will not schedule more deputies until the new budget is in place for the next Fiscal Year. Commissioner Farias asked if the Board had considered Code Enforcement hiring. General consensus to consider adjusting the budget for the next Fiscal Year to incorporate the

services of a code enforcement contractor. This will be considered during the Budget Committee meetings in March. Commissioner Farias has asked Mr. Emory to consider cutting the hours and services to come under budget, but Mr. Emory said he could not and provide a level of service.

Commissioner Farias may attempt to get another price from another vendor to compare.

25-74 PUBLIC SERVICES

Mayor Hurley directed the Commissioners to the reports contained in their packets for the Library and the Parents as Partners Program.

25-75 PUBLIC UTILITIES

Public Works Director Allred discussed the expansion of lines for the water service from Wolf Speed in Chatham County to Ramseur. He said he expects the line from Ramseur to Asheboro to be installed later. The line from Chatham to Ramseur is a 20" line. Director Allred also discussed the installation of Chloramine injectors instead of Chlorine at the Ramseur Water Treatment plant. He discussed his meetings with Bill Lester of LKC Engineering and the progress of the Asset Inventory Assessments studies. (AIA's) He projects that the engineering company is nearing completion of both studies. Mr. Allred went over his meter sheet with the number of re-reads and repairs, etc. for the month. He discussed the AMI Meter reading system included in the Commissioners packets and the benefits of the system. See attached. General discussion of the Board reference the costs of the system. Commissioner Brandon Hurley asked about a 15 year warranty on the meters? Director Allred discussed the warranty, and the company offer for all Board members to have the meters installed soon and see if they would like to work with them for a bit. This company is Utility Services. Brenda Jones asked if her water bill would go up and Mr. Allred directed her to ask Finance Officer O'Brien.

25-76 TRANSPORTATION

Director Allred discussed the repairs and repaving of East Bend Street as requested by the Commissioners. The street will need to be tarred and graveled and allowed to settle before paving to avoid further cracking. He is getting a price for the street.

25-77 VISITORS COMMENTS

Brenda Jones of Sunrise Avenue asked questions about the sex offenders registry and if the last offender at 216 Sunrise has been added. Commissioner Farias stated the new one has not been added but the State has 12 days to add the offender to the registry. Mrs. Seoane from Living Well Development asked about the signs for no exit or not a through street that she had mentioned at a prior meeting. Director Allred stated he had added No Exit signs to the existing street signs last week. Harvey Harman from The Living Well Development mentioned a culvert that needed to be raised or re-graded near the Greenway and Director Allred stated his department had completed it that morning.

25-78 MAYORS COMMENTS

Mayor Hurley discussed the questions he has received from citizens about the rebuilding of the church and how bad it looks. Mayor Pro Tem Dunn responded that she hears this every day, but the Church has moved as quickly as possible, and the contract has been resolved, and the rebuilding should start soon.

**Commissioner Brandon Hurley, Motion to Adjourn.
Seconded By Commissioner Faris.**

8:59 pm Adjourned.

Respectfully Submitted,

Mayor A.C. Hurley

(seal) _____ Beverly O'Brien. Town Clerk