

March 21, 2005 meeting,

The Town of Franklin Board of Aldermen had a special meeting on Monday, March 21, 2005 at 7:00 P.M. at the Town Hall Board Room. The purpose of the meeting was to consider the following items: (1) public hearing on the proposed zoning map amendment for the Neighborhood Mixed Use District, (2) consideration of creation of Neighborhood Mixed Use District, (3) Franklin Garden Club clock tower square project – Richard Clark, (4) consideration of Wayah Insurance Group as exclusive agent/broker for the Town's group medical insurance, (5) consideration of temporary parking for Whitley Products at the "Whitmire" property and (6) discussion regarding bucket truck for public works. Mayor Joe Collins presided. Aldermen Verlin Curtis, Edwin Hall, Billy Mashburn, Charles Roper, Bob Scott and Jim Williamson were present.

Public hearing on the proposed zoning map amendment for the Neighborhood Mixed Use District (Georgia Road/Porter Street Corridor)

Mayor Collins opened the public hearing at 7:01 P.M. Rebecca Crawford, Town Planner, gave a brief power point explaining the purpose of the new district. A copy is attached. She said I have included in your package the following items: (1) a timeline of the events, (2) a list of the affected property owners, (3) a list of the abutting property owners, (4) the protest letters, (5) a list of the persons in favor of the zoning change, (6) a map showing the proposed zoning and (7) the final version of the Neighborhood Mixed Use District Regulations. Copies are attached. Mrs. Crawford said my recommendation for the Board is choosing one of the following: (1) send back to the Planning Board for further review, (2) limit this Neighborhood Mixed Use to only parcels that are currently residential or (3) remove a few parcels from this district. A copy is attached.

The following persons spoke at the public hearing.

Louise Williams – She said the former mayor's old house was a nice house. She said now it is an eyesore. She said landscaping needs to be done.

Thomas Ritter - He said I am the President of the Franklin Area Chamber of Commerce. He we are concerned about the change in the zoning since the property is our only asset. He said there may not be that many uses still available. He said we cannot afford to lose any parking spaces.

Larry Turlington – He said we need restrictions on property. He said all my changes will be improvements to my property. He said I plan to beautify my property.

Vic Sanders – He said I own the property at 244 Porter Street. He said I plan to pave the whole parking lot when the asphalt plant opens. He said I cannot meet the setbacks under the proposed new zoning district.

Howell Derrick – He said I am speaking for several persons on Wayah Street. He said we want no changes on Wayah Street. He said we don't need more speeding and dust.

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Robbie McCoy – She said I just got my property rezoned to business. She said I own the lot between the Closing Place and Heritage Hollow. She said I would be going backwards. Ms. McCoy said it would be back to residential.

Charles Nichols – He said I am here for my mother. He said will the abutting property be changed? Rebecca Crawford said no it will remain the same.

Carolyn Pattillo – She said I have been in the same house for sixty years. She said if the district happens it would give more control on what happens to our property. She said I am for the new district.

Tommy McCoy – He said I have no comment since my question has already been answered.

Orville Coward – He said I am the attorney for the Frank Duncan Estate Trustee. He said the property is currently zoned business. He said if the district is put there the property would be down zoned. He said there is a deal where a new drugstore may go on the property.

Karl Gillespie – He said some of the properties are being used as business already. He said the business zone suits everybody's needs better.

Frank Higdon – He said I think this district is a great proposal. He said the roadway would have to be widened at the corner of Wayah Street and Porter Street. He said there would be a lot of congestion.

Mayor Collins closed the public hearing at 7:35 P.M.

Consideration of creation of Neighborhood Mixed Use District

Alderman Scott said I think if we don't do something in this area we will have all that sprawl that we have south of the bridge on Highway 441 South. Alderman Curtis said it is a good thing for the neighborhood, but we need to work on where we start and stop the district. Mayor Collins said I agree that it needs adjustment. Alderman Scott said we will have to look at what happens to traffic. Alderman Mashburn said the issue is where to start and stop. Alderman Williamson said we may need to have several meetings in the future. Mike Decker said we may want to have a joint meeting with the Planning Board. Alderman Scott said the Planning Board has done an excellent job.

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Franklin Garden Club clock tower square project – Richard Clark

Richard Clark said I want to further explain the clock tower square project to you. He said we are asking for financial help with this project. Alderman Scott said we may want to extend and take part of Stewart Street for this project. Alderman Williamson said I would not be in favor of closing Stewart Street. Mayor Collins said what is the total cost projection? Mr. Clark said it is \$76,500.00. He said I estimate that it will take two to three weeks to complete. He said the annual maintenance requirements would be low. He said the Franklin Garden Club voted to do this project. Mayor Collins said if you go with this design what labor force is available? Mr. Clark said the materials and labor is divided into fifty percent each. He said we need a lot of free labor. Mayor Collins said the Town could give \$25,000.00 with Macon County giving \$25,000.00 and the free labor saving \$25,000.00. Alderman Roper said the county needs to do their share. Alderman Williamson said the Garden Club needs to try to get some of the money from other sources. Alderman Hall said we need to give as little as we can. Alderman Roper said they need to get donations first. Alderman Mashburn said there is not a lot of time. He said they need about \$40,000.00 for the materials. He said I would be willing to give \$20,000.00 if the county will match that amount. Alderman Scott said we could use Powell Bill funds for the sidewalks. After some discussion, it was agreed that Powell Bill funds could only be used up to the amount normally used for a concrete sidewalk and not for any of the sidewalks inside the square since it is on county property. **Motion was made by Scott, seconded by Curtis to give \$20,000.00 for the project contingent on Macon County agreeing to match this amount and contingent on the project not being scaled down and to use Powell Bill funds for the sidewalk outside the square as is allowed and the use of the Town's public works equipment as needed. Motion carried. Vote: 6 to 0.**

Consideration of temporary parking for Whitley Products at the "Whitmire" property

Alderman Williamson said Ronnie Vanhook with Whitley Products has asked to use a portion of the property for parking. He said they will remove the debris and gravel the area and fence the area so there is no access to the property. He said we need an agreement stating that this arrangement can end with thirty days notice. He said I think we can be a good neighbor and work with them. The Board asked Bobby Key to draw up an agreement. **Motion was made by Williamson, seconded by Roper to allow Whitley Products to use a portion of the "Whitmire" property for parking. Motion carried. Vote: 6 to 0.**

Discussion regarding bucket truck for public works

Alderman Williamson said Jay Gibson has no information at this time on a bucket truck.

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Consideration of Wayah Insurance Group as exclusive agent/broker for the town's group medical insurance

Mayor Collins said Mike Norris has withdrawn his request to represent the Town. A copy of the letter is attached.

Paving Bids – Panorama Drive

Alderman Williamson said I have two bids on paving Panorama Drive. The bids are:

APAC	-	\$23,535.40
Rhodes Bros	-	\$31,395.00

Copies are attached.

Motion was made by Williamson, seconded by Scott to accept the APAC bid in the amount of \$23,535.40. Motion carried. Vote: 6 to 0.

Adjournment

Mayor Collins adjourned the meeting at 8:35 P.M.

Joe Collins, Mayor

Janet A. Anderson, Town Clerk