

January 20, 2015

The Board of Commissioners of Franklin County, North Carolina, met for its Regular Meeting at 7:00 P.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chairman Sidney E. Dunston, Vice-Chairman E. Shane Mitchell, Commissioners John M. May, Cedric K. Jones, Harry L. Foy, Jr. and David T. Bunn. Commissioner Don Lancaster arrived at 7:17 P.M.

Chairman Dunston called the meeting to order and asked the Board to consider approval of the consent agenda.

Commissioner Mitchell made a motion to approve the consent agenda, seconded by Commissioner May. The motion duly carried with all present voting "AYE."

The following items were approved.

1. CONSENT AGENDA

- A. Releases, Adjustments, Refunds and Tax Collection Report
- B. Justice Rural Volunteer Fire Department Tax Exempt Loan approval
- C. Preliminary findings resolution and resolution calling for public hearing on February 16, 2015 and authorizing solicitation of financing proposals (with correction stating on page 3 of the resolution (j) a ½ cent tax rate increase is anticipated to be necessary to pay the Installment Payments due under the Agreement)
- D. Resolution calling a public hearing on February 16, 2015 for the extension of a bond order

2. COMMENTS FROM THE PUBLIC

This was the time set aside by the Board of Commissioners to allow individuals five minutes to address the Board on issues concerning the county. No comments were shared.

3. PUBLIC HEARING

A. Incentive Request – Sterling Cotton Mill Redevelopment Proposal

Economic Development Director Ronnie Goswick stated the County proposes to participate in the cost of an economic development project with the Economic Development Commission which consists of providing incentives pursuant to the Franklin County Economic Development Policy to S.L. Nasbaum Realty Co. The Board intends to consider sharing up to \$126,000 of the cost of the project with revenues from the General Fund. This project may stimulate the local economy, permit business growth and result in the creation of new affordable housing units and commercial space in the County. The expenditure of these incentive funds is conditioned upon S.L. Nasbaum Realty Co. investing in rehabilitation of the cotton mill for use as affordable housing units, commercial space and government use.

At approximately 7:20 P.M. Chairman Dunston opened and closed the public hearing with no comments received.

Commissioner Lancaster then made a motion to approve the incentive, seconded by Commissioner Mitchell. The motion duly carried with all present voting "AYE."

B. Text Amendment – Franklin County Unified Development Ordinance

The Board was asked to conduct a public hearing and consider adoption of a text amendment to the Franklin County Unified Development Ordinance (UDO) to amend Section 2-2: Definition of Basic Terms, Section 6-1: Table of Permitted Uses, and Section 6-2: Notes to the Table of Permitted Uses to allow for Temporary Healthcare Structures.

Planning and Inspections Director Scott Hammerbacher presented the text amendment.

At approximately 7:24 P.M., Chairman Dunston opened and closed the public hearing with no comments offered from the public.

Commissioner Foy made a motion to approve the text amendment, seconded by Commissioner Lancaster. The motion duly carried approval with all present voting "AYE."

C. Text Amendment – Franklin County Unified Development Ordinance

The Board was asked to conduct a public hearing and consider adoption of a text amendment to the Franklin County Unified Development Ordinance (UDO) to amend Section 2-2: Definition of Basic Terms, Section 5-1: Only One Main Building, Section 6-1: Table of Permitted Uses, Section 6-2: Notes to the Table of Permitted Uses, and Section 29-3: Addressing to allow for Accessory Dwelling Units.

Planning and Inspections Director Scott Hammerbacher presented the text amendment.

At approximately 7:36 P.M., Chairman Dunston opened the public hearing.

Bruce Allen, 992 Mays Crossroads, Road, Franklinton, NC

- Mr. Allen said the text amendment is a good idea but said he disagrees with the portion of the text amendment regarding the maximum amount of footage allowed.

At approximately 7:38 P.M., Chairman Dunston closed the public hearing.

Commissioner Foy made a motion to approve the text amendment, seconded by Commissioner May. The motion duly carried approval with all present voting "AYE."

**4. FOREST CITY ALLOCATION REQUEST**

Forest City is a recently approved subdivision located along Cedar Creek Road adjacent to Franklinton High School. The development is seeking approval of county water and sewer services in order to serve the project. The request was reviewed by the Utility Advisory Committee and received a unanimous recommendation for approval.

Commissioner Lancaster made a motion to approve the utility allocation for Forest City, seconded by Commissioner Jones. The motion duly carried approval with all present voting "AYE."

**5. DISCUSSION: TRIANGLE NORTH FRANKLIN ACREAGE COST**

Kerr-Tar Regional Economic Development Corporation's Board of Directors is exploring the possibility of hiring NAI Carolantic Realty to market the four parks of Triangle North. Scott Hadley, NAI Carolantic Realty, provided a market study showing comparable sites in surrounding counties, and discussed where Triangle North falls within those comparisons.

Mr. Hadley was in attendance and shared the following synopsis with the Board.

### Triangle North Synopsis

1. 2,061 total acres of Industrial Land in the four parks, 30,000 SF Spec Building and 100,000 SF Spec Building.
2. 66 properties listed for sale on Access NC website in Franklin, Vance, Granville, & Warren Co., from 27 – 278 acres for a total of 5,241 acres. Prices range from \$5,000/acre to \$75,000 per acre.
3. 36 buildings for sale on Access NC website in Franklin, Vance, Granville, & Warren Co., from 20,216 SF to 200,000 SF for a total of 2,555,135 SF. Rental rates from \$1.00/SF to \$4.95/SF and sales prices from \$2.38/SF to \$55.00/SF.
4. 61 Sites available in Alamance, Orange, Chatham, Lee and Johnston County on Access NC website with sites from 27 acres to 1,818 acres. Total acreage of 9,463 acres. Prices range from \$6,610/Acre to \$57,500/acre.
5. 47 Buildings available in Alamance, Orange, Chatham, Lee and Johnston County on Access NC website with sizes ranging from 22,000 SF to 383,500 SF and a total of 4,770,772 SF including a shell building in Mebane of 134,336 SF. Sale prices range from \$6.60/SF to \$77.13/SF and lease rates \$1.00 to \$9.00/SF.
6. There is tremendous competition for Industrial users. There are numerous sites and many counties vying for the same business.
7. The key is to develop a strategy and a story and market the property accordingly. Place the property in front of prospective tenants, users and actively market to the Industrial Brokerage Community and Economic Development Community within the state and outside the state.

### Comparable Sales Analysis

*In reviewing Real Capital Analytics Sales Information, they show the following Industrial Sales from 2012 to date :*

Alamance County	5 Sales	\$48/SF to \$13/SF
Chatham County	1 Sale	\$59/SF
Lee County	1 Sale	NA
Johnston County	2 Sales	\$123/SF to \$66/SF
* both Johnston County Sales were Income Sales with tenants in place		
Orange County	NA	

Franklin County	none on RCA	
Granville	2 Sales	\$52/SF to \$18/SF
Vance	no Sales on RCA	
Warren County	no Sales on RCA	

*Loop Net shows Sales Activity as Follows:*

Alamance County	41 Sales	\$80/SF to \$ 2/SF
Chatham County	12 Sales	\$80/SF to \$ 5/SF
Lee County	12 Sales	\$80/SF to \$ 2/SF
Johnston County	13 Sales	\$200/SF to \$9/SF
Orange County	2 Sales	\$70/SF to \$30/SF
Franklin County	7 sales	\$50/SF to \$10/SF
Granville County	6 sales	\$40/SF to \$ 1/SF (all buildings sold in Butner and Creedmoor)
Vance County	6 sales	\$30/SF to \$ 5/SF
Warren County	No Sales on Loop Net	

No action was requested or taken.

6. APPOINTMENTS

Chair Appointments

The Chair appointed individual commissioners to select county and regional boards and committees. The appointments are listed.

<p style="text-align: center;"><b>Shane Mitchell</b> Economic Development Commission Firefighters Association Public Utilities Advisory Committee</p> <p style="text-align: center;"><b>Sidney Dunston</b> Project Advisory Committee for Scattered Site Housing Kerr-Tar Regional Council of Governments (COG) Kerr-Tar Rural Planning Organization (RPO) Work Force Development</p> <p style="text-align: center;"><b>Harry Foy</b> Aging Advisory Board Kerr-Tar Area Transit System (KARTS)</p>	<p style="text-align: center;"><b>Don Lancaster</b> Economic Development Commission Rescue Squad Association Public Utilities Advisory Committee Chamber of Commerce</p> <p style="text-align: center;"><b>John May</b> Social Services Board Franklin-Vance-Warren Opportunity</p> <p style="text-align: center;"><b>David Bunn</b> Library Board Franklin-Vance-Warren Opportunity</p> <p style="text-align: center;"><b>Cedric Jones</b> Board of Health Mental Health Board Public Utilities Advisory Committee</p>
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7. OTHER BUSINESS

No new business items were discussed.

8. BOARD, MANAGER AND CLERK’S COMMENTS

This was the time set aside for the Board of County Commissioners, the County Manager, and the Clerk to the Board to report on various activities. The Board may also discuss other items of interest.

**County Clerk Kristen G. King:** No comments were offered.

**Commissioner Foy:** No comments were offered.

**Commissioner Bunn:** No comments were offered.

**Commissioner May:** Commissioner May stated he attended a recent Business After Hours event sponsored by Novant Health. He also attended celebrations in honor of Martin Luther King, Jr. as well as the recent Legislative Goals Conference of the North Carolina Association of County Commissioners.

**Commissioner Jones:** No comments were offered.

**Commissioner Mitchell:** No comments were offered.

**Commissioner Dunston:** No comments were offered.

**Commissioner Lancaster:** No comments were offered.

**County Manager Angela L. Harris:** No comments were offered.

## 9. CLOSED SESSION

The Board was asked to enter into closed session pursuant to North Carolina General Statute 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Commissioner Mitchell made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion was seconded by Commissioner Jones and carried 6 to 1, with Commissioner Foy voting "NO."

Following closed session, Commissioner May made a motion to enter back into open session, seconded by Commissioner Jones. The motion duly carried with all present voting "AYE."

No action was taken as a result of closed session.

Commissioner May made a motion to adjourn the meeting, seconded by Commissioner Jones. The motion duly carried with all present voting "AYE."

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Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board