

**PUBLIC HEARING
MINUTES
FEBRUARY 5, 2024**

TOWN COUNCIL:	Greg Welch	President
	Pamela Davis	Councilman
	James Sample	Councilman
	John Wright	Secretary/Treasurer

TOWN EMPLOYEES:	Cheryl Lynch	Town Clerk
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OTHERS:	Ronald Hall	Bill Townsend
	Maria Townsend	Kyle Quillen
	Priscilla Schoolfield	Lucinda Spence
	Jerry Smith	Annie Mae Ford

MEETING CALLED TO ORDER:

Greg called the Public hearing to order at 6:00pm

NEW BUSINESS:

MEETING TO DISCUSS REZONING REQUEST FOR DEAN ESHAM AND CAROL ESHAM FROM RESIDENTIAL TO NEIGHBORHOOD BUSINESS, TAX MAP PARCEL NUMBER 433-61.9-93.01

Greg noted dean brought his request to the Planning and Zoning Committee and they forwarded to the Town Council and the Council forwarded to the Public Hearing. The first original meeting was October 25, 2023.

Greg noted Dean presented his request for rezoning from Residential to Neighborhood Business and would like to build an outdoor storage facility.

Dean noted the Council that will be voting would it be the four or will there be appointment At the next meeting.

Greg noted there will be three appointments made at the Council meeting which is Pam Davis, Jimmy Sample and Kyle Quillen.

Dean noted so Pam, Jimmy and Kyle will be voting whether it passes or fails?

Greg noted John will not be voting because he is on the Planning and Zoning Committee.

Dean noted he is requesting a zoning change to Neighborhood business on Tax Map Parcel Number 433-6.19-93.01 which is located on Reed Street, Frankford.

Dean noted he and his wife Carol have owned the property since 2010 and bought it from Betty McCabe. We are interested in doing a storage facility. The property has only been used for farming. The property will be owned and managed by himself, Carol and their daughter Hannah. The parcel will be fenced in, security gate, security cameras, lighting will be non glare LED lighting, secured entrance with a security card with ninety lots on the property.

Frankford has few businesses in town this would a chance to bring new businesses to town. The Comprehensive Plan has a town center across from my property that causes for a mixed use businesses. I am asking you to approve or vote for the plan.

Dean noted a copy of Reed Street with his parcel and a copy of the survey which was copied and distributed to all in attendance.

Bill Townsend asked if the ditch between him and Dean was a tax ditch?

Dean noted that is not a tax ditch.

Dean noted no new construction on Reed Street for fifteen years. I will do this facility right and there will be hours for the facility.

Dean noted he would like to revitalize Reed Street.

Jerry noted to Dean how will the facility benefit the town?

Dean noted this is a needed service especially with the new development.

Dean noted he is talking to two businesses which could be on 8 Frankford Avenue.

Dean noted signed a contract for a property on Reed Street. The survey is complete and I want to build homes on the lot.

Dean noted if I build new homes on Reed street this could get other residence to clean up their properties.

Kyle noted Reed Street has a lot of traffic and one concern is some people with work trailers have a hard time making the turn on Reed Street.

Jerry noted to Dean would a boat storage or new residential homes increase the value of neighboring properties?

Dean said he is about to see if new residential would work but I don't think the boat storage would hurt the values of the neighboring homes.

Dean noted showed pictures of all the parcels and what they look like on Reed Street.

Dean noted the facility will have a ten foot fence around the perimeter.

Ron Hall noted I see you showing picture of residence home on Reed Street and don't you Own the apartments on Reed Street how do you think they look?

Dean noted he thinks they look fine, and he keeps the grass cut.

Jerry noted stated in intention on lot eight to build
Why wouldn't you want to build on the parcel you want to propose a storage facility?

Dean noted I just don't feel the home values on the street and the way the street is know it wouldn't Make it worth his time.

Jerry noted we are not here for property maintenance and he is the first to say he needs to clean up his yard.

Dean noted he feels he can't build homes on this parcel and make any money or get a fair market value.

Greg noted Jerry Smith has circulated a petition and received fourteen opposition to the storage facility.

Dean noted some have changed their minds who have signed the petition.

Jerry gave a letter to the Town Council and had Greg read the letter to the people in attendance.

Greg noted the Town Council will vote during the Town Council meeting on the proposed rezoning request by Dean Esham.

ADJOURN:

Pam made a motion to adjourn the Public Hearing and seconded by Jimmy
Motion was unanimous

RESPECTFULLY

**CHERYL A LYNCH
TOWN CLERK**