

MINUTES
LOUISBURG TOWN COUNCIL
JULY 20, 2020

The Town Council met on Monday, July 20, 2020, at 7:30 p.m. at the Operations Center. Mayor Karl Pernell and Council Members Mark Russell, Tom Clancy, Betty Wright, Boyd Sturges, Emma Stewart and Chris Neal were present.

Finance Director Sean Medlin gave the invocation.

Council Member Sturges moved that the minutes be approved, amending the June 22nd emergency Zoom meeting minutes to say that Council Member Wright seconded the motion to relocate the monument. Council Member Wright seconded the motion and it carried unanimously.

Planning and Zoning Administrator Philip Slayter presented a request for a text amendment to the Louisburg Zoning Ordinance establishing definitions for manufactured homes and determination of district allowances. Mayor Pernell opened the public hearing. No one was present to speak in favor of or against the amendment. Mayor Pernell closed the public hearing. Council Member Sturges moved to approve the following text amendment as presented and to add "Class A mobile homes on individual lots be included in the A-R District".

Replace the definition of a Mobile Home with the following:

Manufactured Home (Mobile Home) Class A. A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction, is transported to the building site on an attached chassis and axle(s), and that satisfies each of the following additional criteria:

- (a) the home has a length not exceeding four times its width;
- (b) the pitch of the unit's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
- © the exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
- (d) a continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the home; and
- (e) the tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Manufactured Home (Mobile Home) Class B. A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U. S. Department of

Housing and Urban Development that were in effect at the time of construction but does not satisfy the criteria necessary to qualify the house as a Class A manufactured home. This definition does not include recreational vehicles commonly referred to as Type A, B or C motor coaches, travel trailers, camper or “pop-up” campers.

Manufactured Home (Mobile Home) Class C. Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home (that is manufactured prior to 1976). Class C manufactured homes are not permitted within the Town of Louisburg planning jurisdiction. This definition does not include recreational vehicles commonly referred to as Type A, B or C motor coaches, travel trailers, camper or “pop-up” campers.

Manufactured/Modular Home. A structure, transportable in one or more sections, transported to the building site by a means not including an attached axle or chassis, placed upon a permanent foundation, connected to the required utilities, and comply with all State and Town housing/building codes. The term “manufactured/modular” home does not include recreational vehicles.

Recreational Vehicle (RV). An automotive vehicle that has a recreational unit attached to them, licensed and tagged by a State Department of Motor Vehicles. Recreational vehicles shall not be used for residential or dwelling purposes within the Town of Louisburg’s zoning jurisdiction. An RV is identified herein as one of the following types:

Type A - a recreational vehicle that is also a motorhome, and includes commercial passenger and school buses that are converted into Rvs. These are generally luxurious “with a solid body, a panoramic front window, living rooms, dinette/kitchen areas, bathroom facilities, and placed on a motorized chassis”.

Type B - a recreational camper/van with raised roofs or roofs that can be raised. These often have “small kitchens with refrigerators and gas grills”. Larger models are outfitted with a water heater, heat and AC, toilets and shower.

Type C - described as Truck Campers: these are smaller RV’s, carried in the beds of pickup trucks; Pop-up Campers: collapsible campers with pull-out berths and tent walls, towed in a compact unit behind a vehicle; Travel Trailers (sometimes called ‘caravans’); non-collapsible, light-weight trailers with residential use amenities such as a living space, sleeping quarters, kitchen area, bathroom, and towed behind a vehicle.

Replace the definition of Dwelling, Single-Family with the following:

Dwelling, Single-Family. A detached building designed for or occupied exclusively by one (1) family and constructed as a “stick built” dwelling or modular home. All dwellings must be situated on a permanent brick or block with a brick veneer foundation.

Amend the Agricultural-Residential (A-R) District to include as a permitted use:

“Class A and Class B Manufactured Homes in Manufactured/Mobile Home Parks”. Class A Manufactured Homes on individual lots in the A-R District.

Council Member Wright seconded the motion and it carried unanimously.

Mr. Slayter presented a request for a text amendment to the Louisburg Zoning Ordinance requiring curb and gutter for all new streets created by a subdivision. Mayor Pernell opened the public hearing. No one was present in favor of or in opposition to the amendment. Mayor Pernell closed the public hearing. Council Member Sturges moved to amend the Subdivision Ordinance to require curb and gutter for all new streets. Council Member Neal seconded the motion and it carried unanimously.

Dale Place of May & Place, PA presented the audit report (letter attached). He recommended that the Town Council develop and implement, as soon as possible, written policies concerning the allowable use of Town credit cards, vehicles, and telephones, and allowable travel expenses. Mr. Place also recommended that management reconcile all fund cash accounts to the central depository cash accounts at least quarterly if not monthly, and any differences be researched and errors corrected.

Town Administrator Jonathan Franklin explained that WithersRavenel was asked to use Ground Penetrating Radar (GPR) to attempt to identify unmarked burials in multiple areas at Oakwood Cemetery. He said the purpose of the investigation was to help find an area within this cemetery that was roughly 11 ft. x 11 ft. and clear of any burials. Mr. Franklin stated that Chad Dickerson has donated \$15,000 toward the relocation of the monument. Council Member Sturges moved to accept Location #1 as the location to relocate the monument currently located in the intersection of US 401 business (North Main Street); further, he moved to ratify the Board’s June 22, 2020 decision to relocate the monument. Council Member Neal seconded the motion and it carried unanimously.

Council Member Sturges moved to approve Municipal Engineering Services for the CDBG Bullock Drive Water Line Project. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to approve JAECO’s proposal for civil engineering and surveying services for the West College Street Realignment. Council Member Stewart seconded the motion and it carried unanimously.

Council Member Sturges moved to approve Ordinance 2020-2 authorizing the Town Administrator to exempt specific projects from the requirements set forth in G.S. 143-64-31. Council Member Neal seconded the motion and it carried unanimously.

Council Member Sturges moved to accept a 10 foot sewer utility easement along the East property line, running from Jolly Street to Spencer Drive, on Parcel #017486 owned by JBC Management LLC, with the condition that the Town be responsible for removing any dead trees that result from the installation of the new line and any construction activities. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to approve Resolution 2020-6 authorizing the Upset Bid Process for the 2001 Caterpillar 416 Backhoe. Council Member Stewart seconded the motion and it carried unanimously.

Council Member Sturges moved to approve Exhibit B - Special Provisions Agreement to list real property between Brassfield Commercial Realty and Town of Louisburg, T. Kemp Road, Franklin County Tax Parcels #039050, #039051, #039052, #039049, #036970, and #016663. Council Member Wright seconded the motion and it carried unanimously.

During public comment, Ricardo Chacaltana, 403 East Noble Street, Louisburg, N. C. asked that the speed limit be lowered on his street and rubber speed bumps be installed. He explained that his child almost got hit by a car and he doesn't think it is fair for kids not to be able to play in the street. Bobby Cooper, 701 North Main Street, Louisburg, N. C. stated the decision to relocate the confederate monument at the June 22nd emergency meeting was rushed, illegal and irresponsible. He said the cost of relocating the monument was not included in the new budget. Zach Myers, 505 Cedar Street, Louisburg, N. C. asked how much it will cost to relocate the monument, where the money will come from and will it be safe in Oakwood Cemetery. Chad Phelps, 1471 Hwy. 56 East, Louisburg, N. C. stated that he was not foolish enough to think the Council would change their mind regarding the monument but wanted to thank the members who voted not to move it. He said moving the monument dishonored Franklin County veterans that were called to fight by the State of North Carolina and they answered the call. Mr. Phelps said it was disrespecting the veterans to hide their honor in the cemetery. Judy Clemmons, 104 Dunston Circle, Louisburg, N. C. said the statue should have been moved a long time ago as it represents slavery and hatred. Eddie Clemmons, 104 Dunston Circle, Louisburg, N. C. said he has been living in Louisburg for 63 years and felt that the monument represents hatred and slavery. He said it would be a better town with the monument relocated. Betty Wright, 122 Grant Street, Louisburg, N. C. thanked Chief Jason Abbott and the officers who assisted South Main Street Baptist Church in honoring Reverend Rosby on his birthday. Robert Nelson Frisbie, 8264 N. C. 56 Hwy. West, Louisburg, N. C. thanked the Town Council members who willingly give their time to the community. He said that he has a commitment and respect for all historical markers, all papers, artifacts, etc., as respect was taught in the public school system in Franklin County. Mr. Frisbie said you cannot change past history but we can learn valuable lessons. He explained that people came together and raised money to erect a monument to honor men who fought and died in the war and now a group of outsiders want to take it down. Kim Baker, 624 North Main Street, Louisburg, N. C. spoke in support of relocation of the confederate monument. She said she was concerned about the disturbing activity that was taking place at the monument as her home was very close by, but she said that the activity has stopped since the Council made the decision to relocate it. Stephon Bryant, 2955 Sims Bridge Road, Louisburg, N. C. said the monument represents division rather than a symbol of heritage. He made the comment that the confederate veterans were not even living at the time the monument was erected and said people can pay their respects at the graveyard. Dwight Neal, 1302 Hickory Rock Road, Louisburg, N. C. explained that the statue was put up by the Daughters of the Confederacy and that there most certainly were confederate veterans living at the time the monument was erected. Paula Walters, 108 Sunset Avenue, Louisburg, N. C. sent a letter (attached) saying that the manner in which the Town handled the monument issue and

protestors has been shameful. She said that the Town has acted in bad faith, and the reputation of the town is falling to the wayside. Jack Mizelle, 1222 Old Halifax Road, Zebulon, N. C. said that slavery was not started under the Confederacy and that people died to protect our state and county.

Council Member Sturges moved to go into closed session for the purpose of personnel, contracts and legal at 8:25 p.m. Council Member Wright seconded the motion and it carried unanimously.

Council Member Clancy moved to return to open session at 9:00 p.m. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to authorize Attorney Ben Williamson to enter into contract discussions to purchase 101 Elm Street for no more than \$80,000. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to give Town Administrator Jonathan Franklin a 1 ½% merit raise effective immediately. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved that the meeting be adjourned. Council Member Wright seconded the motion and it carried unanimously.

Carolyn D. Patterson
Administrative Assistant/Town Clerk CMC