



# Franklin County Communique to the Planning Board

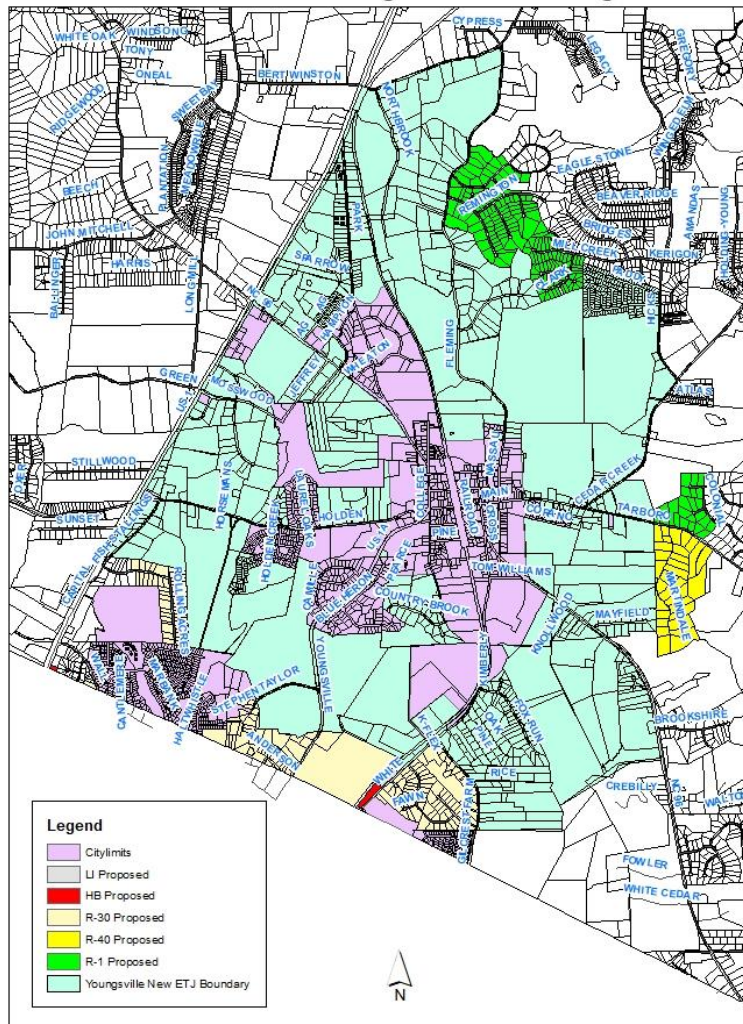
## REQUEST FOR REZONING AMENDMENT 20-REZ-01

### STAFF ANALYSIS

#### 20-REZ-01

#### Location:

20-REZ-01 Youngsville Rezoning





## **Staff Discussion**

Due to the recent zoning map amendments by the Town of Youngsville, the zoning administration over the adjacent jurisdiction will be assumed by the County. The proposed zoning designation is consistent with the adjacent properties based on its current residential or commercial use. The existing use of the property will not change. Any future property development or building procedures will be required to follow the Franklin County Unified Development Ordinance standards.

## **Permitted Uses:**

### **(R-1) Residential District Zoning**

This district is defined as low-density residential areas and additional open areas where similar development will be a viable land use. The uses permitted in district are designed to stabilize and protect the essential character of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

Accessory Structure	X
Accessory Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Animal Aquaculture	X
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	X
Golf Course	C
Law Enforcement Station	X
Manufactured Home (Individual for Residential Occupancy)	C
Outdoor Recreation/Entertainment/Sporting Events	S
Parks and Open Space, Public or Private	X
Planned Unit Development	S
Public Recreation (grounds and facilities for open air games and sporting events)	X



School, Public or Private	X
Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools	X
Swine Farm	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X

### **(R-30) Residential Zoning District**

At this time, low-density residential land use has been provided in the majority of the southern half of the county, “in-filling” areas where there are no existing or planned water or sewer services. No water or sewer extensions are planned in the near future for these areas, despite the fact that development pressures are the greatest in Southern Franklin County. However, there remains a need for low to medium density residential development, which this new zoning development will provide.

Accessory Structure (See Note 4)	X
Accessory Dwelling Unit	X
Accessory Uses (Incidental to any permitted use)	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agricultural Supply Sales	C
Agri-Tourism	X
Animal Aquaculture	X
Barber and Beauty Shops	C
Bed and Breakfast (includes Board House and Tourist Homes)	C
Bona Fide Farms	X
Bulk Grain Storage	C
Cemetery, Church and Family (See Note 6)	X
Cemetery, Commercial	C
Church	X
Club or Lodge, Public or Private	C
Conference Center/Retreat Facilities	C
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation (See Note 7)	X
Daycare Center and Kindergarten	C
Distilleries/Breweries/Wineries	S
Dwelling, Single-Family (one per lot)	X
Dwelling, Two-Family/Duplex	C
Emergency Shelter	X
Family Care Home (See Note 10)	X
Feed and Grain Storage and Sales	C

Fire/Rescue Station Operations	C
Forestry	X
Golf Course	C
Golf Driving Range	C
Home for the Aged	C
Law Enforcement Station	X
Manufactured Home (Individual), For Office and Exhibition	X
Manufactured Home Park but excl. any manufactured home sales	C
Marina	C
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Planned Unit Development (In accordance with Article 11, Section 11-1)	S
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	C
Riding Stables/ Riding Academy	C
Radio Television Studio Activities Only	C
Rural Family Occupation (See Note 12)	X
School, Public and Private	C
Sewage / Water Treatment Plants	S
Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools (See Note 14)	X
Swine Farm	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X

### **(R-40) Water Supply Watershed District I**

This district is established to provide water quality protection in the drainage basin of water supply watersheds outside of the critical area of the watershed.

Accessory Structure	X
Accessory Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X

Agri-Tourism	X
Ambulance Service/Rescue Squad	C
Animal Aquaculture	X
Bed and Breakfast Inn (includes Boarding House and Tourist Homes)	C
Bona Fide Farms	X
Cemetery, Church and Family	X
Church	X
Club or Lodge, Public or Private	C
Conference Center/Retreat Facilities	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Distilleries/Breweries/Wineries	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	X
Golf Course	C
Law Enforcement Station	X
Manufactured Home Sales but excluding any residential occupancy	C
Manufactured Home (Individual, for Residential Occupancy)	X
Marina	C
Music Festival	S
Nonmetallic Minerals, except fuels	S
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Radio or Television Studio Activities Only	C
Riding Stables / Riding Academy	C
Rural Family Occupation	X
Solar Energy Farms	S
Swine Farm	X
Swimming Pools	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X

## **HB) Highway Business District Zoning**

The purpose of this district shall be to provide for and encourage the proper grouping and development of roadside uses which will best accommodate the needs of the motoring public, the reduction of highway congestion and hazard, and the minimization of blight. The following standards are established for this district and designed to promote sound permanent commercial development, and to protect nearby areas from undesirable aspects of commercial development: (1) outside storage must be screen from public view by opaque fencing, screening, or landscaping; (2) outside storage shall be limited to the rear and side of principal building; (3) storage of unsafe (corrosive, flammable, or explosive materials) or hazardous material shall comply with any local, state or federal requirements; and (4) outside storage must be on the premises of the business.

ABC Stores	X
Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Ambulance Service/Rescue Squad	X
Agricultural Supply Sales	X
Animal Aquaculture	X
Animal Hospitals / Veterinarians	X
Antique Sales	X
Apparel and Accessory Sales	X
Appliance Store	X
Arts and Crafts	X
Assemblies (Coliseums, Gymnasiums and Similar Structures)	X
Auction	X
Automobile Junkyard (Including Automobile Graveyards)	S
Automobile Parts Sales (new only)	X
Automobile Repair Service	X
Automobile Service Station (including self-service gas pumps)	X
Automobile/Truck/Trailer Sales and Rental	X
Barber and Beauty Shops	X
Bar, Night Club, Tavern	X
Bed and Breakfast Inn (includes Boarding House and Tourist Homes)	C
Blacksmith or Horse Shoeing Services	X
Blueprinting and Photostatting Establishments	X
Boat Sales	X
Boat Works/Repair	X
Bookstore	X
Building Supply Sales	X
Bulk Mail and Packaging	X
Bus Terminal	X
Cabinet / Woodworking Shop	C
Car Washes	X
Catering Establishments	X
Church	X
Clothing Alteration and Repair	X
Club or Lodge, Public and Private	C

Cold Storage Plants	X
Communication or Broadcasting Facility	X
Computer Sales	X
Computer Services	X
Conference Center/Retreat Facilities	X
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Courier Service	X
Craft and Gift Shops	X
Daycare Center and Kindergarten	C
Department Stores	X
Distilleries/Breweries/Wineries	X
Drive-In Movies	X
Drugs, Legal Sales	X
Drug Store	X
Dry Cleaners and Laundries	X
Dwelling, Single-Family (one per lot)	X
Electrical Appliance Sales and Service	X
Emergency Shelter	X
Employment / Personnel Agency	X
Fabric or Piece Goods Store	X
Family Care Home	X
Farm Equipment and Small Engine Repair	C
Feed and Grain Sales and Storage	X
Fertilizer Wholesale and Retail Sales	X
Financial Institutions (Bank, Savings and Loan, Credit Unions)	X
Fire/Rescue Station Operations	X
Flea Markets	X
Florist	X
Floor Coverings, Sales	X
Food Store	X
Forestry	X
Funeral Home	X
Furniture Store	X
Glass, Sales	X
Golf Course, Miniature	X
Golf Driving Range	X
Grocery and Convenience Stores	X
Hardware Stores	X
Heating, Equipment and Plumbing Fixtures	X
Home Furnishings, Miscellaneous	X
Homeless Shelter	S
Horse Shows	C
Indoor Shooting Range	C
Industrial and Commercial Machinery, Sales	X
Jewelry Sales and Watch Repair	X
Kennel Operations, Care	C
Landscape and Horticultural Services	X
Laundromat, Coin-Operated	X
Law Enforcement Station	X
Locksmith, Gunsmith	X



Manufactured Home Sales but excluding any residential occupancy	X
Manufactured Home, Individual, For Office and Exhibition	C
Miscellaneous Retail Sales	X
Motels / Hotels	X
Motor Vehicle Sales (new and used)	X
Motorcycle Sales	X
Musical Instrument Sales	X
Neighborhood Business	X
Newsstand	X
Office for Business, Professional or Personal Services	X
Office Machine Sales	X
Optical Goods Sales	X
Outdoor Fruit and Vegetable Markets	X
Outdoor Recreation/Entertainment/Events	S
Paint and Wallpaper Sales	X
Paper Products, Sales	X
Parks and Open Space, Public or Private	X
Pawnshop or Used Merchandise Store	X
Pest or Termite Control Services	X
Pet Cremation	X
Pet Store	X
Photocopying and Duplicating Services	X
Photographic Equipment	X
Plant Nurseries / Lawn and Garden Stores	X
Pottery and Related Products, Sales	X
Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Record and Tape Store	X
Recreation Facility, Indoors	C
Recreational Vehicle Sales	X
Rest Homes	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
Salvage and Recovery Yards	S
School, Business, Professional and Art	X
Sexually Oriented Businesses	S
Shoe Sales and Repair	X
Shopping Centers / Commercial Group Development	X
Soap and Cosmetics, Sales	X
Sporting Goods Shop	X
Storage Facilities, Mini	X
Swimming Pools	X
Swine Farm	X
Tattoo Shops	C
Taxidermist	X
Telecommunication Towers	C

Telephone Exchange Cabinets	X
Temporary Uses	X
Tire Sales	X
Tobacco Products, Sales	X
Travel Agency	X
Truck Stop	X
Truck / Trailer Repair	C
Utility Building Sales	X
Veterinary Office / Hospitals	X
Video Tape Rental and Sales	X
Warehouse (general storage, enclosed)	X
Zoos	S

**(LI) Light Industrial District Zoning**

The purpose of this district is to establish and protect industrial areas for the use of light manufacturing operations and for the distribution of products at wholesale. The following standards are established for this district and designed to promote sound permanent light industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) all assembly and/or manufacturing be confined within the building; (2) all outdoor storage be screened from public view by opaque fencing, screening, or landscaping, limited to rear and side of the principal building, if hazardous and/or unsafe, shall meet all local, state and federal environmental requirements, and must be on the premises of the business; and (3) anyone applying for a LI permit must demonstrate that no adverse impacts such as noise, groundwater, air pollution, and vibrations are created by the proposed use, beyond the lot boundaries of the use. The district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Airport Operations, Aircraft Port, Heliports	X
Ambulance Service / Rescue Squad	X
Animal Aquaculture	X
Assembly and/or Manufacturing of Emergency Community Support Vehicles	X
Assembly and Packaging Operations	X
Automobile Auction Facility	X
Bakeries and Food Product Preparation	X
Bedding and Carpet Manufacturing	X
Bituminous Coal and Lignite Mining	S
Boat Work/Repair	C
Bottling Works	X
Bulk Mail and Packaging	X
Cabinet / Woodworking Shop	X
Clothing and Textile Manufacturing	X
Conference Center / Retreat Facilities	C
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Cosmetics Manufacturing	X
Courier Service	X
Crude Petroleum & Natural Gas	S

Dairy Processing and Distribution	X
Daycare Center and Kindergarten	C
Demolition Landfill, Public or Private	S
Distribution Centers	X
Distilleries/Breweries/Wineries	X
Electrical Appliance Manufacturing	X
Electrical Component Manufacturing	X
Electronic Component Assembly Operations	X
Emergency Shelter	X
Emery Cloth and Sandpaper Manufacturing	X
Fabricated Metal Products	X
Farm Machinery Assembly and Repair	X
Feed and Grain Sales and Storage	X
Fiber Manufacturing	X
Fire/Rescue Station Operations	X
Floor Coverings, Sales	X
Food and Related Production, Miscellaneous	X
Food Store	X
Forestry	X
Fuel Oil Sales	X
Furniture and Fixtures Assembly	X
Furniture and Wood Product Manufacturing	X
Production of Glass Products from Purchased Glass	X
Golf Driving Range	C
Grocery and Convenience Stores	C
Indoor Shooting Range	X
Industrial and Commercial Machinery, Sales	X
Industrial Supplies and Equipment Services	X
Inert Debris Reclamation	S
Jewelry Manufacturing	X
Laboratory Research	X
Law Enforcement Station	X
Leather and Leather Products (no tanning)	X
Leather Products and Luggage Manufacturing	X
Machine Tool Manufacturing	X
Manufactured Home, Individual, For Office and Exhibition	C
Medical, Dental and Surgical Equipment	X
Mining Industries	S
Nonmetallic Minerals, except fuels	S
Off-Street Parking and Loading Facilities	X
Office Small/Low-Impact	X
Outdoor Recreation/Entertainment/Events	S
Paper Goods Manufacturing	X
Parks and Open Space, Public or Private	X
Pet Cremation	X

Petroleum Products, Storage and/or Distribution	X
Pharmaceutical Manufacturing	X
Police Services	X
Precision Instrument Manufacturing	X
Printing and Publishing	X
Production of Manufactured Housing and Wood Buildings	X
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Railroad Stations and Yards	X
Recreation Facility, Indoors	C
Refrigerated Warehousing	X
Research Facilities, including manufacturing incidental to same	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
School, Industrial Trade	X
Septic System Contractors	S
Septic Tank Manufacturing	S
Septic Tank Merchant Wholesalers	S
Septic Tank Pumping/Cleaning	S
Sewage/Water Treatment Plants	C
Shooting Range	S
Sign Painting and Fabrication Shop	X
Solar Energy Farms	X
Storage Facilities (Mini)	X
Storage, Warehouse	X
Swimming Pools	X
Swine Farm	X
Telecommunication Towers	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Textile Products (no dyeing and finishing)	X
Truck/Trailer Repair	C
Underground Electrical Power Distribution Lines; Water or Sewer Lines; Gas Distribution and Liquid Fuel Transmission Lines	X
Warehouse (general storage, enclosed)	X
Wholesale and Jobbing Establishments	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

**\*Disclaimer:** Uses by right, Conditional Uses, and Special Uses are subject to change and you will have to check with the Franklin County Planning before beginning any type of construction on your property.

## PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed map amendment, solicit comments or questions, and make a recommendation regarding the rezoning request.

***Zoning Consistency Statement: The requested zoning map amendments are in general conformity with the land use plan. The Future Land Use plan indicates that surrounding properties are intended for Residential and Commercial Uses. The request is reasonable with adjacent and existing development patterns and in the public interest.***

## PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the requested Rezoning based upon reasons in the above narrative.