



# Franklin County Communique to the Planning Board

## REQUEST FOR REZONING 20-REZ-03

934 East River Rd

Light Industrial (LI)/Residential-40 (R-40)/Conservation District (CON-D) to Heavy Industrial (HI)

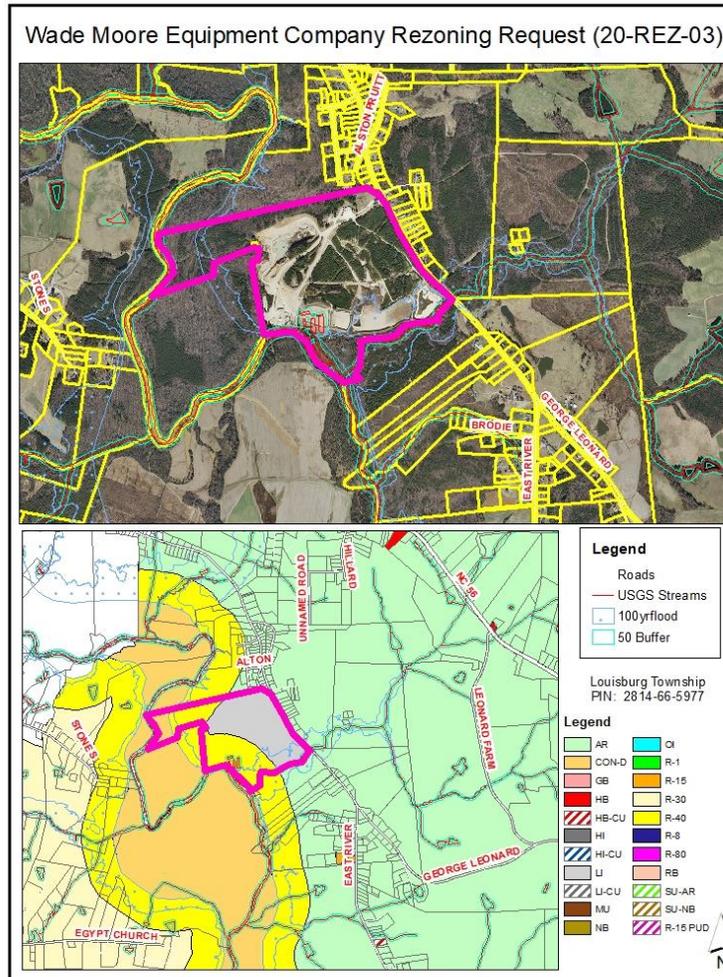
### PETITIONER(S):

Name of Petitioner: Wade Moore Equipment Co  
Address: 9712 Doral Ave  
CityStateZip: Upper Marlboro, MD 20772

### OWNER(S):

Name of Owner: Fleming Gary  
Graman, Claudia C, Dennis Byron  
Life Estate  
Address: PO Box 546  
CityStateZip: Louisburg, NC 27596

### LOCATION:



### ATTACHMENTS:

Rezoning Application  
Map

**PARCEL INFORMATION**

<b>OWNER</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>AREA</b>
Fleming Life Estate	2814-66-5977	LI/R-40/CON-D	189.38
<b>TOTAL</b>			<b>189.38</b> <b>Acres</b>

**ADJACENT PROPERTY SITE DATA**

	<b>ZONING</b>	<b>LAND USE</b>
<b>Subject Property</b>	Light Industrial (LI) Residential-40 (R-40) Conservation District (CON-D)	Existing Quarry Operation
<b>North</b>	AR	Residential/Wooded
<b>South</b>	CON-D	Tar River/Wooded/Agriculture
<b>East</b>	AR	Residential/Wooded
<b>West</b>	AR	Residential/Wooded

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Zone Map Change Request:** Wade Moore Equipment Company is requesting to rezone 189.38 acres at 934 East River Rd in Louisburg Township from Light Industrial (LI)/Residential-40 (R-40)/Conservation District (CON-D) to Heavy Industrial (HI).

**PLANNING & ZONING**

**Land Use Plan:** The Future Land Use Plan indicates that this property is intended for Agricultural Residential Uses.

**Zone Map Change Analysis:**

Wade Moore Equipment Company is requesting to rezone 189.38 acres at 934 East River Rd in Louisburg Township from Light Industrial (LI)/Residential-40 (R-40)/Conservation District (CON-D) to Heavy Industrial (HI).

The application states that the proposed zoning change would allow for industrial uses that complement the existing mining use such as asphalt and ready-mix concrete plants, mulch yard, and a rock quarry. In addition, the application states that the uses would support development in the area and create jobs. Mining operations have occurred on this property since 1968. The Future Land Use plan has this property designated for Agricultural/Residential uses. Mining Industries are allowed subject to a Special Use permit approval in the Agriculture Residential, Light Industrial, and Heavy Industrial zoning districts. Public water and sewer are not available to this site. The purpose of the Heavy Industrial district is to establish and preserve areas for heavy industrial and related uses and is designed to accommodate all but the most objectionable industries; however, industries permitted by right are required to minimize their emission of smoke, dust, fumes, glare, noise, and vibrations.

**Permitted Uses:**

**(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

**(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

**(CON-D) Conservation District Zoning**

The CON-D Conservation District is established as a district in which only partial development of land subject to flooding may occur. The regulations of this district are intended to protect the floodplain sections of the community from an influx on uses likely to destroy its potential for the unobstructed flow of flood waters and natural open space.

Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X

Animal Aquaculture	X
Dwelling, Single-Family (one per lot)	C
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Public Recreation	X
Swimming Pools	X
Swine Farm	X
Temporary Uses	X

### **HI) Heavy Industrial District Zoning**

The purpose of this district is to establish and preserve areas for heavy industrial and related uses and is designed to accommodate all but the most objectionable industries; however, industries permitted by right are required to minimize their emission of smoke, dust, fumes, glare, noise and vibrations. The following standards are established for this district and designed to promote sound permanent heavy industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) outside storage must be screened from public view by opaque fencing, screening or landscaping; (2) outside storage shall be limited to the rear and side of the 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. This district should be separated from residential areas whenever possible by natural or structural features such as sharp breaks in topography, strips of vegetation or traffic arteries. This district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

Abattoir / Slaughterhouse	S
Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Air Conditioning Equipment Manufacturing	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 and Truck Assembly	X
Bakeries and Food Product Preparation	X
Bedding and Carpet Manufacturing	X
Bituminous Coal & Lignite Mining	S
Bituminous Products Mixing Plant	S
Boat Works / Repair	X
Bottling Works	X
Brick, Tile and Pottery Yards (excluding extraction from Earth)	X
Building Components and Construction Materials Manufacturing	X
Bulk Grain Storage	X
Bulk Mail and Packaging	X
Cabinet / Woodworking Shop	X

Chemical Manufacturing, Household and Industrial	S
Clothing and Textile Manufacturing	X
Cold Storage Plants	X
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Cosmetics Manufacturing	X
Crating Services	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
Fertilizer Manufacturing and Compounding	S
Fiber Manufacturing	X
Fire/Rescue Station Operations	X
Flour and Feed Mills	X
Food and Related Production, Miscellaneous	X
Food Processing Facilities	X
Fuel Oil Sales	X
Furniture and Fixtures Assembly	X
Furniture and Wood Product Manufacturing	X
Garbage and Waste Incinerators	S
Production of Glass Products from Purchased Glass	X
Grain Mill Products	X
Hatcheries	X
Heavy Equipment Manufacturing	X
Ice Production	X
Indoor Shooting Range	X
Industrial Supplies and Equipment Services	X
Inert Debris Reclamation	S
Iron, Steel, Copper, Brass and Aluminum Foundries	S
Jewelry Manufacturing	X
Laboratory Research	X
Law Enforcement Station	X
Leather and Leather Products (tanning)	X

Leather Products and Luggage Manufacturing	X
Machine Tool Manufacturing	X
Machine Welding Shops	X
Production of Manufactured Housing and Wood Buildings	X
Metal Fabrication Facilities	X
Manufactured of Millwork, Plywood and Veneer	X
Mining Industries	S
Monument Works	X
Motor Vehicle Assembly	X
Nonmetallic Minerals, except Fuels	S
Off-Street Parking and Loading Facilities	X
Offices, Small/Low-Impact	X
Paper Goods Manufacturing	X
Parks and Open Space, Public or Private	X
Petroleum and Related Industries	X
Petroleum Products, Storage and/or Distribution	X
Pharmaceutical Manufacturing	X
Police Services	X
Portland Cement Mixing Plants	X
Precision Instrument Manufacturing	X
Pressure Wood Treatment Plants	S
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)	X
Radio or Television Studio Activities Only	X
Railroad Stations and Yards	X
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
Salvage and Recovery Yards	S
Sawmill or Planing Mills	X
School, Industrial Trade	X
Septic System Contractors	X
Septic Tank Manufacturing	X
Septic Tank Merchant Wholesalers	X
Septic Tank Pumping/Cleaning	X
Sewage/Water Treatment Plants	X
Sheet Metal Fabrication	X
Shooting Range	S
Sign Painting and Fabrication Shop	X
Solar Energy Farms	S

Storage or Baling of Scrap Paper, Iron, Bottles, Rags or Junk	X
Storage, Warehouse	X
Swimming Pools	X
Sine Farm	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Temporary Uses	X
Textile Products (no dyeing and finishing)	X
Textile Products (with dyeing and finishing)	X
Tire Recapping	X
Tires and Inner Tubes Manufacturing	X
Tobacco Products Manufacturing or Processing	X
Truck Stop	X
Truck/Trailer Repair	C
Trucking, Transfer Companies and Heavy Equipment Terminals	X
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
Wood Products	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

**Setbacks and Lot Size:**

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> Light Industrial (LI)	80,000	150	75	25	75
<i>Existing Zoning</i> Residential-40 (R-40)	40,000	125	50	20	50
<i>Existing Zoning</i> Conservation District (CON-D)	40,000				
<i>Proposed Zoning</i> Heavy Industrial (HI)	80,000	150	75	25	75

**Water/Sewer Service:** Public water and sewer are not available to this site.

**Transportation:** The subject property is located off East River Rd. The average daily traffic along this section of East River Rd is approximately 2,200 vehicles per day.

**Environmental Issues:** The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.

#### **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 Future Land Use Plan indicates that this property is intended for Agricultural uses. Mining Industries are allowed subject to a Special Use permit approval in the Agriculture Residential, Light Industrial, and Heavy Industrial zoning districts. Mining operations have occurred on this property since 1968. Public water and sewer are not available to this site. The purpose of the Heavy Industrial district is to establish and preserve areas for heavy industrial and related uses and is designed to accommodate all but the most objectionable industries; however, industries permitted by right are required to minimize their emission of smoke, dust, fumes, glare, noise and vibrations. The rezoning to Heavy Industrial zoning will allow for industrial uses that will complement the existing mining use. The request is reasonable with existing land uses and is in the public interest.***

#### **PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the requested rezoning based upon the material in the above narrative.