



# Franklin County Communique to the Planning Board

## REQUEST FOR UDO AMENDMENTS 20-UDO-01

### STAFF ANALYSIS

#### 20-UDO-01

#### Staff Discussion

Besermenji Aleksandar is requesting that Veterinary Office/Hospital, be added as a Permitted use by right in the Light Industrial (LI) District. Within the petition the applicant cites other allowed uses within this zoning district as justification for this request. These uses include Low-Impact Office, Pet Cremation, School/Industrial Trade, and Restaurants and Grills. The applicant feels that a Veterinary Office/Hospital request is compatible with the uses already allowed in the Light Industrial district.

#### Section 6-1: Table of Permitted Uses

PERMITTED USES	AR	R-1	R-8	R-15	R-30	R-40	R-80	PUD***	NB	RB	HB	TND	MU	O/I	CON-D	LI**	HI**	GB
Veterinary Office/Hospital	S										X		C	X		<u>X</u>		

#### 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) except intensive livestock operations (ILO)	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
Bottling Works	X
Bulk Mail and Packaging	X
Cabinet / Woodworking Shop	X
Carnivals and Fairs	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
Electrical Appliance Manufacturing	X
Electrical Component Manufacturing	X
Electrical Industrial Apparatus, Assembly	X
Electrical Industrial Apparatus, Manufacturing	X
Electrical Machinery Manufacture and/or Assembly	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 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
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
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

Public Buildings	C
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
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
Sewage/Water Pumping Stations	X
Sewage/Water Collection and Transmission Lines	X
Sewage/Water Treatment Plants	C
Sign Painting and Fabrication Shop	X
Solar Energy Farms	X
Storage, Warehouse	X
Swimming Pools	X
Telecommunication Towers	X
Telephone Exchange Cabinets	X
Textile Products (no dying 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 Franklin County Board of Adjustments.

## **PLAN CONSISTENCY STATEMENT**

Plan Consistency Statement: The proposed UDO text amendment is consistent with the Comprehensive Land Use Plan and North Carolina General Statute requirements. Veterinary Office/Hospital is similar and/or compatible with uses already allowed in the Light Industrial zoning district. These uses include, but are not limited to Low-Impact Office, Pet Cremation, School/Industrial Trade, and Restaurants and Grills. There are areas within the County that are zoned Light Industrial (LI) and are identified as Employment Campuses in the recently adopted Future Land Use plan. Compatible land uses identified for this district include corporate office, single and multi-tenant professional office, and medical office. The amendment is reasonable and in the public interest.

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

Review and discuss proposed amendment and solicit recommendation to the Board of Commissioners.