

FRANKLIN COUNTY PLANNING BOARD

January 12, 2021

The Franklin County Planning Board held its regular monthly meeting on Tuesday, January 12, 2021 via Microsoft Teams Meeting, Meeting ID: 629 872 687#

Present: Mark McArn, Melissa Cogliati, Ricky May, Fannie W. Brown, Robert Mann, Mary Solomon, Kelly Harris, and Martha Mobley,

Staff: Scott Hammerbacher, Jason Rogers, and Tracy Walthour

Chairman Mark McArn called the meeting to order at 7:00 P.M. and welcomed everyone in attendance.

Melissa Cogliati made a motion to approve the minutes from the December 8, 2020 meeting. Fannie W. Brown seconded the motion. The motion was approved by a vote of 8-0.

Agenda Items:

1. 19-MAS-01: Jason Rogers presented a one-year extension request submitted for Westra Subdivision Phase 1. This property is located on Husketh Rd. in Youngsville Township in the R-15 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 28.9 acres into 74 lots. The subdivision is designed to be served by County Water and Sewer. There are 5.9 acres of dedicated open space in this development

The Land Use Plan has this property designated as Low-Medium Density Residential.

The development is designed to be served by County water and sewer.

The proposed subdivision is located off Husketh Rd which is located off Mays Crossroads (SR 1112). The 2016 average daily traffic count for Mays Crossroads Rd is 3,100 vehicles per day. A left-turn lane shall be installed on Mays Crossroads Rd at Husketh Rd prior to the recording of the 50th lot.

The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

Youngsville Elementary, Cedar Creek Middle, and Franklinton High are the schools that will serve this subdivision.

Jason Rogers stated that staff suggested approval with the following conditions:

- Left-turn lane improvement shall be installed on Mays Crossroads Rd. at Husketh Rd. prior to recording the 50th lot of the first phase.
- Installation of northbound left-turn lane at the Mays Crossroads Rd and Husketh Rd intersection. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 100 feet and adequate taper.)
- Installation of northbound left-turn lane at the intersection of Mays Crossroads Rd and NC Hwy 56. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 50 feet and adequate taper.)
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approved NC DOT driveway permit.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- All stub roads/streets shall be built/constructed to the property line.
- Allocation of water and sewer shall be approved by the Board of County Commissioners prior to the expiration of the preliminary plat and prior to any water meters being set. All System Development Fees need to be paid prior to recording of the plat to the Public Utilities Office in the form of cash, credit card, or check.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated, or altered without prior County approval.
- Final Tar-Pamlico stormwater Review approval.
- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Public Greenway.

- As-builts and Engineer’s certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation and Maintenance Plan and Legal O & M Agreement for each stormwater controls/devices shall be submitted and recorded with the final plat.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation’s maintained roads system.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following statement shall be on the final plat: “These parcels are located within one (1) mile of an existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Jason Rogers asked the Board if there were any questions.

Kelly Harris asked if anything has changed.

Jason Rogers stated nothing has changed and it is the same plan that was presented to the Board back in 2019. The Phase 2 plan was approved by the Board a few months ago and

it ties in with this phase needing the extension. They are just trying to make sure that their initial effort and work does not expire before they can get to the second phase.

There were no further questions.

Kelly Harris made a motion to approve the subdivision with conditions as submitted by Planning Staff. Fannie Brown seconded the motion, the motion passed by a vote of 8-0.

2. 21-SUP-01: Jason Rogers presented a Special Use Permit for Sonny Properties, LLC is requesting to construct a RV/Boat Storage facility on 4 acres located off Hicks Rd (SR 1125) in Youngsville Township.

The applicant proposes to construct a RV/Boat storage facility on 4 acres located off Hicks Rd (SR 1125) in Youngsville Township. The application states that the use meets all applicable Unified Development Ordinance standards and regulations. The site will be fenced and lighted for safety and security purposes. A twenty (20') buffer will be installed around the site to lessen the visual impact to adjacent property owners. In addition, the facility is not expected to be a significant traffic generator or to adversely affect public health, safety, or general welfare. The subject property is zoned Mixed Use (MU). The applicant has proposed that the current use will support the suburban residential development in the area, concluding that it conforms to the adopted Comprehensive Land Use Plan (2020).

The Comprehensive Land Use Plan has designated this area as Suburban Residential.

Public water and sewer are adjacent to this property.

The average daily traffic count on this section of Hicks Rd is 1,000 vehicles per day.

The subject property is located within the Tar-Pamlico river basin and is required to meet nutrient regulations for nitrates and phosphates.

Jason Rogers stated should the Planning Board recommend approval planning staff would recommend that it be done so with the following conditions:

1. Final Tar/Pamlico stormwater plan approval.
2. Adherence to the approved NC Department of Transportation driveway permit.
3. Lighting shall be directed so that it does not spill over onto adjacent property or right-of-way. All lighting is subject to approval by the Franklin County Planning & Inspections Department.
4. Screening shall conform to Article 14. Landscape Requirements and Article 8., Section 8-1, Note 6. Buffer Strips. (As shown on the site plan, existing vegetation

is being used where feasible to satisfy this requirement. It shall remain in place or landscaping shall be installed at a minimum of six (6) feet tall at time of planting.) Planning Staff may require additional landscape buffering around the perimeter of the site if existing vegetation is not sufficient. This shall be installed prior to final inspection and approval.

5. North Carolina Department of Environmental Quality Sedimentation and Erosion Control plan approval.
6. A recombination survey must be recorded combining parcels 1864-01-0922 and 1864-01-0721.

Jason Rogers asked the Board if there were any questions.

Robert Mann asked would the entire 4 acres be used for storage.

Jason Rogers stated yes, essentially the entire 4 acres will be used for storage with the exception of the required setbacks, landscaping, and storm water devices that will be necessary to capture any runoff.

Kelly Harris asked why this would be under a Special Use Permit.

Jason Rogers stated currently how the ordinance is written for this use it is listed as a permitted use under the Light Industrial (LI) district, it gives an option for the public to speak whether they will be for or against it. Mixed Use (MU) is typically what I call a transition zoning district. It is usually between an industrial area and a residential area and uses like this are intermingled between the two to try and create some separation.

Mike Johnson-1084 Hicks Rd, Youngsville, NC 27596

Mr. Johnson stated that he lives approximately 4 doors down from the proposed project. One of the concerns we have about this project is that you can ride from one end of Hicks Rd. to the other and every single parcel of property along Hicks Rd. is residential, with the exception of some soccer fields, an open field, which is directly across the street from my property, and the Youngsville Academy at the end of Hicks Rd. closer to Town. Some of the other residents and I on this road have conversed about this project and we feel it is improperly placed given the makeup of the rest of the properties on the road. There are also other storage facilities around the corner on Bert Winston Rd. one of which, was recently approved to my understanding, and has yet to be built. Also, a standing storage facility on Bert Winston Rd. halfway between US 1 and Hicks Rd. The residents feel it is an improper use for the land and if it will be lighted as the application suggest, there are homes directly across the street from the facility and there is no way that the light will not impact the residents. I would like to voice my own concerns and say that it is an improper use of the land and unnecessary.

Paul Collins-109 Allenbrook Dr., Youngsville, NC 27596

Mr. Collins seconded the concerns voiced by Mr. Mike Johnson. He also stated that Hicks Rd. is a two-lane road and doesn't see any plans for an access road if you are

traveling northbound on Hicks to turn left into the proposed project. I see that the amount of residential area this is the only exception to the amount of residential properties there. The amount of traffic that has been put on Hicks Rd. in the last couple years with all the developments going on I think could pose a major problem. There was another development, like this, on Bert Winston Rd. that as I recall, didn't have any of the what I would call contractor trees, planted in front of it but there was an 8ft high chain link fence with barbwire and a gravel lot that frankly, was an eyesore and I think this would only be the same.

Melissa Cogliate asked when and how did this property in the middle of residential become Mixed Use (MU) in the first place.

Jason Rogers answered the property has been zoned Mixed Use (MU) since the county wide re-zoning back in 2001/2002. Mixed Use permits a range of uses such as single family residential, manufactured housing, laundry mats, so there is a range of uses that mix use does allow for and again, the application is pursuing a special use because a special use permit is the avenue for a boat storage facility in this zoning district.

Kathy Capps-1211 Hicks Rd. Youngsville, NC 27596

Mrs. Capps stated that my home is directly across the street from the property that is requesting the special use permit. The proposed driveway would be right across from our driveway. We do not support the approval of the special use permit. The only uses along this part of Hicks Rd are only residential now. The approved housing developments along Hicks Rd. have already significantly impacted traffic volumes and patterns and adding a Boat and RV storage would only exacerbate these issues. Even with additional buffering, screening, and, lightening restrictions this would still be an eyesore. Developmental request likeness would best be suited to other commercially zoned properties in Youngsville, like along Bert Winston Rd. for example, and we are asking the Planning Department not to recommend this special use permit for approval.

Mr. Paul Collins seconded the sentiments of Mrs. Capps.

Joel Webb-101 Allenbrook Dr. Youngsville, NC 27596

Mr. Webb stated that I am also directly across the road from the proposed property, my back bedroom where I sleep will have a direct site into this property. I do not see anyway that they can have lights out there at night that will not intrude upon my property. I have been here since 1988 before this road was paved and we have seen nothing but residential property here since I have been here. I think this is an improper use of these two parcels and I do not think these will ever be mixed use properties. I echo what everyone else is saying with this being an improper use of these two properties.

William "Bill" Bland- 630 Beechwood Rd. Franklinton, NC 27525

Mr. Bland stated that I own 40 acres of land on Bert Winston Rd. which is within a stone's throw of this property and I beg to differ on Jason Rogers saying that, that area

for 15 years has been zoned Mixed Use (MU). I have owned this property for some years and the previous owner I knew well, and it was zoned Agriculture Residential (AR). The zoning was changed thru the years without advising us of what is going on, and just did it and we had to go back and redo it, Mr. Robert Grissom did that before I first owned the property. I do not agree with that statement. My property has been split, half has been changed to Mixed Use (MU) and half is Light Industrial (LI). There has been a lot of changes over the years of that property and there needs to be a line drawn because everything to the West, Southwest of us is zoned Industrial or thereabouts and has changed over the years and has been different variations. There is plenty of self-storage to the South and West of us, we do not need anymore. There is a piece of property at the intersection of Fleming Rd. and Bert Winston Rd. that will likely become the same thing. I hate to this area being destroyed with spot zoning, because that is exactly what it is. I do not agree with the request and think it will be a degradation to the property taxes of Franklin County and I think it will be a degradation to the property values of those in that area. I have pictures upon pictures that show this type of facility in Franklin County that was never even a Special Use that was done before. We are turning into a storage facility for Wake County.

Darcy Duguid-1203 Hicks Rd. Youngsville, NC 27596

Ms. Duguid stated I agree 100 % with everything that has been stated before. I live next to Kathy and Kevin Capps. This road since I've lived here almost 2 years, the traffic on this road has just gotten incredible worse. I do not want to look across the street and see a RV and Boat storage. It is just not a good use of the property, like everyone has said before, put it in a commercial area on Bert Winston Rd. where it belongs, not on this road. The traffic, the noise, the lights, I do not agree with that at all.

Paul Collins asked is there any estimate of how many RV's and boats would be stored in this facility.

Jason Rogers replied yes, the site is projected to have 181 spaces.

Paul Collins stated I think we have gotten our point here, that this should not happen.

William "Bill" Bland stated that the traffic study is old. There have been 3 brand new subdivisions put in on all those roads over there and that is a concern. How has DOT approved that there is not going to be a road widening when this is at the top of a hill with limited site distance. Can you imagine on a Friday afternoon of July, August, people want to come pick up their boats and take it to the lake, it would be a cluster. It is just not a good fit for that area, everything around it would just be houses. There are already existing houses on the West side, I don't know if the Grissom's have called in and what their position is, but they live directly next door. Then you have the people across the street call in. We are talking about a very limited facility here that is not very big, that is going to damage a lot of area. It a bad decision.

Ashley Davis- 67 Bert Winston Rd. Youngsville, NC 27596

Ms. Davis stated she has two concerns the first being, I know the properties Mixed Use (MU) and there a ton of things that can go in as mixed use that would be beneficial to both the community and the County, that can bridge the gap between this residential area, rather than what you have going on commercially down Bert Winston Rd.. As stated before, there are many uses under Mixed Use, but storage isn't one of them because that is better suited for an industrial area. There are so many things that can go here in this corridor that could bridge the gap, benefit the community, and work better to suit all the residents here in this area versus just another storage facility. Also, along with that generate more property tax for the county. If you put a retail facility, there or something better suited to mixed use, that is going to generate better tax value for Franklin County versus a storage lot that doesn't bring the County anything better than what the land sitting there empty brings. So from your prospect as a Planning Department, I think that is very important for you guys to utilize mixed use for what you got it suited for, and that is to bridge that gap and generate revenue for the County. But then my next concern is that it looks as if in the paperwork they've got the traffic count noted as 1,000 per day. I'd like to make note that this being here on Hicks Rd. in that location poses a safety concern because the last traffic count was down in 2019. There have been at least 3 subdivisions put in on Hicks Rd. since then, or phases to the subdivisions going in. So that traffic count of 1,000 is actual down at the Franklinton end of the road at Cedar Creek, if you look at the other end of Hicks and Cedar Creek at the Youngsville side, there is a traffic count of 8,500 cars per day. So that is a little more indicative of the traffic you have coming down Hicks Rd., to stick this here on a hill, where trailers are going to be turning in and out really poses a safety concern, for me as a resident because there is going to accidents there. Especially, considering there has not been a recent traffic count, 2019 seems like yesterday but it was a long time ago as much as the County is growing. So those are my two main concerns, that I just don't feel safety wise that is best for everyone in that area and for the County, I don't feel it is the best use of what little mixed use properties that you guys have zoned already in the county.

Ms. Darcy Duguid stated I cant say that enough if I am in my driveway and I hear or see a car coming on Hicks going South, they just gun it thru here and the opposite side, you hear them just gunning up this road. It's 45 mph thru here, you would never know that it was 45 mph., and it is going to be a traffic problem. There is going to be an accident because they are going to come over the hill and up the hill and there is going to be a boat coming out or a RV and it is not going to be good.

Melissa Cogliati stated she had two questions for Jason Rogers, what other uses for everyone listening, can you list that multi use could come in there in place of this and also, when does DOT get involved if there is going to be a service road in or widening of driveways.

Jason Roges replied the applicant has already submitted for a driveway permit thru DOT and they have approved the driveway connection thru the site. They are not requiring a turning lane into the property. To go over some of the uses that are allowed as a use by

right in the Mixed Use (MU) district are an appliance store is a use by right, antique sales, arts and crafts, automobile parts sales, barber and beauty shop, baker and food production, bookstore, catering establishment, church, and rather than naming them all, but contractors, general building, craft and gift shops.

Melissa Cogliati asked I was wondering what else works beside this for the residents.

Jason Rogers replied it is all up for grabs, like food stores, florist, funeral homes, furniture stores, it depends on who you are talking to and what they may think maybe worse, laundromat, coin operated laundromat, landscaping, horticultural services, orphanage, miscellaneous retail, machine sales, paint and wallpaper sales. Quite a bit of sales are allowed uses by right that would not require a special use so that would not require review by this board it would be admirative approval only. Those are some examples of things that are currently allowed as a use by right.

Melissa Cogliati asked so DOT has already been out there and observed the curves, observed the hills and they feel that it is safe, and they are not going to make them do anything differently, is that right.

Jason Rogers replied right, they have approved the driveway attachment and it is obviously contingent on this site being approved. But they have approved the attachment for the storage site as described in this application that is the reason the condition of approval is written such that they are to adhere to the approved NC DOT driveway permit. Which is they just can't put a pipe in and gravel, they must provide an apron, I believe it's a concrete apron, into the site at least, I believe it is about 20 foot into the site. Mr. Frazier can speak to the specifics on that, but they have received approval from DOT for an attachment should they proceed with this application or get approval for this application.

Robert Mann asked will there be a setback in addition to the 20-foot buffer.

Jason Rogers responded the 20-foot buffer is required around the perimeter of the property, the two side property lines and rear. Along the frontage of the property there is a required front setback of 40 feet, within that 40 feet they will be required to plant street trees every 40 feet along that frontage. Certainly, the Board of Commissioners could consider additional buffering along the frontage as well as a condition of approval but the ordinance requires a minimum of 1 street tree every 40 feet along the frontage and they are proposing 10 street trees along the frontage of the property.

Mr. Joel Webb stated he would like to reiterate the concerns regarding traffic, I own the property that is right on the corner of Allenbrook Dr. and Hicks Rd. Directly across the street from Hicks Rd. it looks like they are putting in a rear access to the housing development currently owned by the Trinity Group Investments. If they are putting in a rear access into that onto Hicks Rd. the traffic here is already horrendous in the morning at 7o'clock, a rear access from that housing development as they continue to expand the number houses in there is going to make the traffic on this road at 7o'clock unbearable.

To reiterate this a 45-mph speed limit but no one drives 45 mph on this road except the people who live on it.

Mike Johnson stated I understand that it is Mixed Use (MU) zoning which everyone who has spoken here tonight outside of the Board Members that is, has said it is an improper use of the property, but my question is can that zoning not be changed to eliminate this sort of thing. We are already feeling inundated by these housing developments throwing up, one cracker jack house after another, on top of these otherwise beautiful properties out here. The last thing we need is for someone to come in here and throw in a trashy looking storage facility up in the middle of us which is going to diminish the values of our properties, everyone on this road, at least in this section will realize the decrease in the value of our property if this thing is allowed to go thru. My question is can the zoning, given that all the other properties up and down this road with the exception of two or three at the Youngsville's, end of Hicks Rd, can they not be changed back to something else other than Mixed Use (MU) that is putting this on the docket to begin with.

Chairman Mark McArn asked if the public had any other questions or concerns.

Joel Webb stated if anybody on this Board had property right across the street from this facility would you be in favor of it. If you had a house right across the street from a facility that was going to have lights on all night long, would you approve of this property.

Ashly Davis stated she had a question concerning the issuance of a special use permit. Is this a specific special use permit that cannot be changed to another use when it is issued or is just a blanket special use permit. Does that make sense. So, in other words if this is granted the question was asked what would be worse for the residents for something else to go in. The reason I am asking that is if this is a special use permit given to this property in 5 years down the road are they able to use that as a reason to something throw else for instance, a strip club, or another special use in that property or is it just very specific to an RV and boat storage.

Chairman Mark McArn replied that is a good question and I will need to get Jason to help us with that but I do know that is the other mixed uses permitted within the mixed use zoning district that would be permitted. This storage facility I think that use, is what is requiring this special use permit. Of course, most of the permitted uses do not require a special use permit. Jason can you confirm that.

Jason Rogers replied every zoning district has a list of uses that are use by right or permitted uses, it also has uses listed that are special uses, and then it also has uses that are conditional uses within our ordinance currently. What they are requesting is a special use for a RV and boat storage, that would be for that specific use only. Should they want to change it to, say a restaurant, that would require a special use permit, they would be

required to go thru that proceeding in order to gain approval, which is thru a board process similar to what we are going thru now.

Ashly Davis asked so its specific to the one use not any special use.

Jason Rogers replied specific to the one use. Now, I think you alluded to a strip club, that would require a re-zoning and then a sequence special permit which I remember right, based on how the ordinance is currently written you can not have one with so many feet of a residence, So I don't think you have much to worry about something that intense. What the applicants are requesting is a special use for a boat and RV storage only and that is why they are going thru this specific process. But no, certainly any loud use you can probably transform a gravel lot into something else, that is permitted within that district should they want to abandon this use in the future, the special use for the RV/boat storage would run with this property should it be approved. But any other use that is special use or conditional use, should they want to go that avenue they would have to thru the same steps that they are going thru now for the property, if it is identified within the Mixed Use (MU) district, if its not then they would have to go a rezoning and then further special use perimital or conditional use perimital or whatever it maybe identified as.

Ashly Davis stated okay, I just wanted to make sure it wasn't a transferable permit basically to a different special use.

Jason Rogers stated no ma'am it is not.

Paul Collins stated I am looking at Sonny Properties, LLC are they the actual owners of the property.

Jason Rogers stated yes, sir.

Paul Collins stated I have been looking while we have been sitting here talking and I think they are out of California; I am not sure. But I am pretty sure they are not going to worry to much about the traffic problems that we will have to deal with, if this thing goes in. They are fine at building the parking lot and moving on but those of us who would have to look at the light and the eye sore this thing is going to be, I really think that we should consider that that's not a real valid us of this. I know we are repeating ourselves, but I really think this is not a valid use of this property.

Jason Rogers stated to answer your question the property owners address is 104 Gregory Manor in Youngsville.

William "Bill" Bland stated if the planning board is out and about in Youngsville and around Franklinton I am sure when you guys go and see these boat facilities that are already in place all around our area, there are mini storages, and I know that is different, but there are all kinds of storages. If you go to anyone that has boats and RV's anywhere around Youngsville, you tell me how many trees are between the boats and the road. When I road around for the last week or two, there is not even one that has a landscape

buffer. What is beyond that. Because what I see is no landscaping and no enforcement so then the residents are stuck down the road.

Melissa Cogliati asked Jason Rogers to get to Mr. Bland's question about the landscaping around the different facilities, are some not required for that because they may be on Capital Blvd, or a highway, or not in a residential area.

Jason Rogers stated I am not sure which ones, specifically to what Mr. Bland's speaking to, I am only aware of one within the Town of Youngsville jurisdiction, that Franklin County has no control over, it is along 1 A before you get to the Shopper Center to the right, that does not have landscaping. But again, that is within the Towns jurisdiction. There is one that was approved within the Counties jurisdiction, not boat and RV but a ministorage, along Bert Winston Rd. at Craftsman Dr. and Cypress Dr. that they have their landscaping along the front of the property within the Light Industrial (LI) district. Trying to think of some others, there is one in Pilot that has their landscaping in place along the exterior of the property and along the frontage. The more recent ones that I am aware of that I have been involved in; they have installed the required landscaping according to the plan. A storage place facility along NC 96, they are utilizing existing vegetation, or they installed it. I cannot speak for ones that are located within the Town of Franklinton or the Town of Youngsville because that is their ordinance and they must enforce that. I have no control over that.

Chairman Mark McArn asked if the Board had any other questions for Jon Frazier, the engineer on the project.

Jon Frazier-FLM Engineering, PO Box 91727, Raleigh, NC 27675

Mr. Frazier stated thank you to all the neighbors that spoke and Missy Dodrill the owner of Sonny Properties, LLC is also on the line. Just wanted to clarify we are not proposing a rezoning, this is already zoned MU. Ms. Dodrill is pursuing this special use because that is the process that is laid out for this use in the MU zoning. I heard a few time mini storage and self-storage, but I just wanted to clarify that again, this is just for boat and RV parking, no mini storage or self-storage here. For those of us who live and work in and around the area we know that there is traffic on Hicks Rd. for sure. What I can tell you is that of all the uses that Jason mentioned that are possible here, even without this type of hearing that would just be a permitted use and even residential uses this is a relatively passive use that would not generate the type of traffic that some of those other uses that are a business or even a residential neighborhood would generate. Jason back to your point with the driveway permit, it is permitted with DOT and the location shown we have a 50-foot paved apron that will connect to the road. As part of that driveway permit process NC DOT does come out and check site distances before they issue that permit. So, they have looked at this and deemed that this does meet appropriate site distances. Again, I know that it's been mentioned but that there is a 20-foot buffer around the property that is proposed to have several trees, suburbs, and understory trees around it.

We are proposing street trees in front of the property and to Jason's point we can certainly consider additional landscaping along that streetscape there if that would help. Jason I think you mentioned a 40 foot set back, but we actually have a 50 foot front set back before any of the parking would start, 30 foot side setbacks, and 40 foot rear so even though there is a 20 foot vegetated buffer the parking would actually be set back in the site. Lastly, I will just touch on the lightening and I think Missy can probably discuss her plan for the lightening more specifically but we did run a model and our closet light pole to the roads are over 140 feet away and all four lights are tucked into the middle of the site. Based on our model there is no light spilling off the property in terms of lightening at night. Hopefully, that and including the landscaping would preclude that from being an issue to the neighboring properties. I just wanted to touch on a few of the comments that I have heard and I happy to answer any questions from the planning board.

William "Bill" Bland stated that I understand from Jason that it all goes in initially when the facility is first built but then it all goes by the waste side. Obviously, we see it. Some of the properties are on US 1 but a lot of them are not. There is storage lots on Bert Winston, there is stuff stored out there that is not shielded, its not buffered. My point is this landscaping buffering it is one of the things that can go away quick.

Paul Collins asked are there sewers hooked up to these RV's or are they just free parks. Are there any kind of water utilizes there. How does that work.

John Frazier answered there is no water or sewer utilizes proposed just parking storage lot as far as I know.

Paul Collins stated because I am seeing what is looking like piping diagrams on the drawing that I am looking at. I can't see it that well and was just curious.

Ashley Davis stated that 6 feet trees every 20 feet will not shield lights or noise from the adjacent houses.

Kathy and Kevin Capps asked what is the height of the light poles.

Jon Frazier stated the four poles that we've showed now are 32-foot poles. Again, their roughly 140 feet from the road right away.

Chairman Mark McArn asked if the board had any other questions or concerns and to read over the 7-item checklist.

Robert Mann made a motion to deny the approval of the special use permit. Fannie Brown second the motion. the motion was denied by a vote of 2-6.

3. In other business, Scott Hammerbacher stated the County is still in the process of amending the UDO. We are anticipating a public hearing at the end of February; were we

will have a draft of the UDO accompanied with a zoning map. Another thing that we have going on in which you should receive notification of shortly is we are in the process of updating and completing our bike and pediatrician plan and we will have a public meeting at the end of the month. In 2019 there was 931 single family permits and for the 2020 year it was just under 1,100 we saw approximately a 15 % increase.

Missy Dordrill- 104 Gregory Manor Youngsville, NC 27596

Mrs. Dordrill stated that she didn't understand the reasoning behind the denials on this plan because I have followed all the protocols of what the County told me needed to be done to ask for this special permit. When I bought the land in 2006 it was zoned Mixed Use, at the time I thought about putting in an electrical company there, which we ended up buying one on 1A, a building already built, instead of building one. Now I am just trying to utilize the land for something that I have discovered is actual needed in this area as much as we hate to look at them and see them in the area, because I do agree the ones in the area are not buffered very well, to everyone else's point and I live in site of the land. My plan is the black fence, the nice suburbs, and far as the lightening I have talked to John Grissom right next door. Since we own an electrical company, we are going to put the lightening up ourselves, if it gets approves, we will put shields on the lights whatever is needed to make sure it doesn't impact our neighbors. We have lived here for over 20 years and the last thing I want to do is upset my neighbors but at the same time its is the only 4 acres that I own personally. If Bill Bland would like to call me and swop me something over there, I would consider it, but I do not understand the denial, why. Can the board tell me why.

Chairman Mark McArnn stated that I can address, just know that the boards recommendation to the project doesn't mean that the Commissioners may see differently.

Mrs. Dordrill asked so they make the final call, I thought the Board approved it before they even entertained it.

Chairman Mark McArnn stated no ma'am, we just make a recommendation.

Mrs. Dordrill okay but I am sure they put a lot of weight in the board's recommendation. I am just not sure is it because of public opinion, is something wrong with what was submitted, I guess is the question.

Mark Collins stated that public opinion is strong.

Scott Hammerbacher stated that unless this petition is withdrawn this will go forward to the County Commissioners on February 15, 2021 and we will use the same method of communication requirements, advertisements in the local paper, signs in front of the property, notification to the adjacent property owners, at that point County

Commissioners will be required to base their decisions based on evidence provided. So, it will be incompetent upon you to make sure that you are demonstrating meeting the findings of fact on this. For one that is providing testimony at this point this will be quasi-judicial proceeding and it will need to be factual in its basis. It cannot be speculative in nature, as in I think this will provide more traffic, or think this will degrade my property, it will need to be based upon facts, this is how these hearings work.

Paul Collins asked if the February 15, 2021 meeting will be held in the same format as this.

Scott Hammerbacher stated that I will need to work with our County attorney and manager to see but more than likely it will need to be held in person.

Paul Collins asked in person where.

Scott Hammerbacher stated that you should receive notification but at 115 Market St. Louisburg, NC.

Paul Collins asked it will not be held virtual.

Scott Hammerbacher stated that a quasi-judicial proceeding will be required to be held in person, is my understanding but I well need to consult with our county attorney.

Paul Collins stated considering the current situation I think it would be good to at least allow for some kind of virtual representation for those of us who cannot get there for whatever reason. But something to consider please.

Scott Hammerbacher stated certainly.

With there being no further business before the board, Chairman Mark McArn adjourned the meeting at 8:17 P.M

Mark McArn- Chair
Franklin County Planning Board

Tracy Walthour – Planning Technician
Franklin County Planning Board