

FRANKLIN COUNTY PLANNING BOARD

November 10, 2020

The Franklin County Planning Board held its regular monthly meeting on Tuesday, November 10, 2020 via Microsoft Teams Meeting, Meeting ID: 619 265 575#

Present: Mark McArn, William E. Holden, Melissa Cogliati, Ricky May, Fannie W. Brown, and Robert Mann

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 October 13, 2020 meeting. Robert Mann seconded the motion. The motion was approved by a vote of 6-0.

Agenda Items:

1. 20-UDO-01: Jason Rogers presented a preliminary plan 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.

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.

Jason Rogers stated that staff suggested approval.

Jason Rogers asked the board if there were any questions.

Melissa Cogliati asked if there was an address for the location.

Scott Hammerbacher stated that this would be an amendment to the current UDO. In the Light Industrial, this would allow for a veterinary to be considered. Typically, a veterinary office would be viewed in a similar manner as a doctor's office. The one difference is often they are having to board animals overnight, checking on them, as if you were admitted into a hospital. Sometimes there are dog runs associated, which is typical accessory use for a veterinary's office, so you would have noise. With any use in the Light Industrial zoning district would need to meet any buffer requirements, and/or screening. Throughout the County zoning, not many instances where we have Light Industrial Zoning districts boarding highly dense residential districts.

There were no further questions.

William E. Holden made a motion to approve the request for the UDO amendment. Melissa Cogliati seconded the motion, the motion passed unanimously.

2. In other business, Scott Hammerbacher stated that building permits were still going through very strong, in which the County is still seeing a lot of new development. The Comprehensive Development Plan finished this summer. The County is also in the mist of re-writing the UDO, there will be a more robust update on this in the meeting in December. One of the things that the County is looking do is trying to simplify the processes and most notable is the Counties overall zoning districts and the tables for permitted uses is not as descriptive. Within the Counties current UDO there about 15 to 16 zoning districts and that will be essential cut in half, to try and simplify things and make it easier. The County is trying to have a process that text amendments that were brought before the Planning Board this evening would not be necessary going forward, by way of example. Our regular meeting in December, if you can participate, the staff will be giving a short 10-15minute presentation covering some of the highlights. The current UDO was adopted in October 2001 and needed an update, it is the staffs hope that it will be simplified and more user friendly going forward.

With there being no further business before the board, Chairman Mark McArn adjourned the meeting at 7:47 P.M

Mark McArn- Chair
Franklin County Planning Board

Tracy Walthour – Planning Technician
Franklin County Planning Board