

AUGUST 1, 1988

The Board of Commissioners of Franklin County, North Carolina met in regular session at 7:30 P. M. in the Superior Courtroom of the Franklin County Courthouse with the following Commissioners present: Chairman John O. Sledge, III, Vice Chairman James B. Alford, Commissioner Robert L. Swanson and Commissioner Tommy Wynne.

Upon motion by Commissioner Alford, seconded by Commissioner Swanson with all present voting "AYE" duly carried the minutes of the Commissioners' meetings held on July 5 and July 18, 1988, approved as presented.

Proper notice having been given, this is the time and place set for a public hearing for comments on proposed amendments to the Franklin County Zoning Ordinance.

Chairman Sledge opened public hearing at 7:35 P. M. and recognized County Planner/Zoning Administrator Bob Heuts and the following proposed amendments were discussed:

1. Change zoning classification of property on U. s. I west of Youngsville, and along N. C. 56 between
Louisburg
and Franklinton.

Chairman Sledge called for public comments and the following people spoke:

Mrs. Vera W. Wilder, Steelwood Drive, Youngsville, NC
Mr. William S. Jones, Steelwood Drive, Youngsville, NC

2. Change zoning classification of property on the south side of the Tar River including the 100 year flood
plain
as a conservation district, and a 1,000 feet plus or minus 10 percent as a R-40 District.

Chairman Sledge called for public comment and the following person spoke:

Mr. Earl Parker, Route 2, Franklinton, NC

3. New territorial jurisdiction (ETJ) lines for the Town of Franklinton

Chairman Sledge called for public comments and the following people spoke:

Mrs. Joanne Waterman, Route 3, Box 385, Franklinton, NC
Mr. Jim Shirey, Route 3, Box 394, Franklinton, NC

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4. New extraterritorial jurisdiction (ETF) lines for the Town of Louisburg.

Chairman Sledge called for public comments and the following person spoke:

Mr. Ken Tippet, Louisburg Town Planner

5. Petition filed by Milton Alston for addition of indoor recreation halls as a conditional use in the Neighborhood Business (NB) District

Chairman Sledge called for public comments and the following people spoke:

Mrs. Alice Mayes, Route 5, Zebulon, NC
Mr. Rick Callihan, Bunn, NC

6. Petition filed by Hugh C. Williams to rezone an eleven acre tract on SR1742 near the intersection with SR1103 in Dunn Township from R-40 to Agricultural-Residential.

Chairman Sledge called for public comments and the following people spoke:

Mr. Bob McIntosh, Attorney for Ms. Lissie Williams, Route 5, Zebulon, NC Mr. Hugh Williams, Route 5, Box 418A, Zebulon, NC Mr. Carl Price

7. Petition filed by J. B. Land to rezone land owned by J. B. Land and Franklin Supply Company, Inc. along N. C. 39 in Harris Township from AR to HB

Chairman Sledge called for public comments and the following person spoke:

Mr. Willie F. Eatman, Route 1, Louisburg, NC

Chairman Sledge declared public hearing closed at 8:20 P. M.

Upon motion by Commissioner Swanson, seconded by Commissioner Alford with all present voting "AYE" duly carried upon the recommendation of the Franklin County Planning Board the following ordinance amending the Franklin County Zoning Ordinance in reference to the addition of a conditional use to the NB District approved:

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE (TEXT)
IN REFERENCE TO THE ADDITION OF A CONDITIONAL USE TO THE
NEIGHBORHOOD BUSINESS DISTRICT

WHEREAS, the Franklin County Board of Commissioners duly adopted the Franklin County Zoning Ordinance on January 5, 1987; and,

WHEREAS, the Franklin County Zoning Ordinance excluded the uses of property as an indoor recreation facility; and,

WHEREAS, the Franklin County Planning Board has provided a recommendation to include indoor recreation facilities as a conditional use in the Neighborhood Business District; and,

WHEREAS, a public hearing of the Board of County Commissioners has been scheduled, duly advertised, per the requirements of G. S. 153A, and conducted on August 1, 1988;

NOW, THEREFORE, BE IT ORDAINED that the Franklin County Board of Commissioners has acted favorably on the Planning Board recommendation and provides the following amending ordinance.

SECTION I That Article II, Section 11-5, C. Conditional Uses be amended to add the following: Section 11-5, C. 5. Indoor recreation facility.

SECTION II That this ordinance shall become effective upon its adoption.

Adopted this the first day of August, 1988.

Upon motion by Commissioner Alford, seconded by Commissioner Swanson with all present voting "AYE" duly carried upon the recommendation of the Franklin County Planning Board, the following ordinance amending the Franklin County Zoning Ordinance to rezone an eleven acre tract of land located in Dunn Township on SR1103 and SR1742, west of N. C. 39 approved:

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE (MAP) TO REZONE AN ELEVEN ACRE TRACT OF LAND LOCATED IN DUNN TOWNSHIP ON STATE ROAD 1103 AND STATE ROAD 1742, WEST OF NC 39

WHEREAS, the Franklin County Planning Board has reviewed said proposal and favorably recommended amendment per the requirements of the Franklin County Zoning Ordinance; and,

WHEREAS, a public hearing of the Board of Commissioners has been scheduled, duly advertised per the requirements of G. S. 153A, and conducted on August 1, 1988 during the 7:30 P. M. meeting;

NOW, THEREFORE, BE IT ORDAINED that the Board of Commissioners has acted favorably on the petition and provides for the following ordinance.

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SECTION I That the 10.5 acre tract of land located in Dunn Township, south and east of intersectin secondary roads 1742 and 1103 be rezoned from R-40 to Agricultural Residential, and more particularly described as follows: Beginning at the intersection of State Road 1103 and State Road 1742, then east along State Road 1103 approximately 500 feet, then leaving State Road 1103, south and east 825 feet to a corner, then west 700 feet parallel to State Road 1103 to a centerline of State Road 1742, then north along State Road 1742, 800n feet to the point of beginning, containing approximately 10.5 acres.

SECTION II That this ordinance shall become effective upon its adoption.
Adopted this the first day of August, 1988.

Upon motion by Commissioner Wynne, seconded by Commissioner Alford with all present voting "AYE" duly carried that upon the recommendation of the Franklin County Planning Board the following ordinance amending the Franklin County Zoning Ordinance to rezone a nine acre tract and a four acre tract along N. C. 39 in Harris Township approved:

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE (MAP) TO REZONE A 9 ACRE TRACT AND A 4 ACRE TRACT ALONG NC 39 IN HARRIS TOWNSHIP

WHEREAS, the Franklin County Planning Board has reviewed said proposal and favorably recommended amendment per the requirements of the Franklin County Zoning Ordinance; and,

WHEREAS, a public hearing of the Board of Commissioners has been scheduled, duly advertised per the requirements of G. S. 153A, and conducted on August 1, 1988 during the 7:30 P. M. meeting;

NOW, THEREFORE, BE IT ORDAINED that the Board of Commissioners has acted favorably on the petition and provides for the following ordinance.

SECTION I Beginning at a point 800 feet south of intersection of N. C. 39 and State Road 1755, then north along centerline of N. C. 39, 1,250 feet, then, leaving N. C. 39, west; a new line 400 feet to a new corner, then south, a new line parallel to N. C. 39 600 feet to a new corner, then west and south, a new line 400 feet to point of beginning, containing approximately 9 acres located in Harris Township.

SECTION II Beginning at a point 1,155 feet south of the intersection of N. C. 39 and State Road 1755, then north 200 feet along the centerline of N. C. 39, then, a new line, north and east 825 feet to a corner, then, a new line, south and east 200 feet to a corner, then a new line, south and west 825 feet to the centerline of N. C. 39 and the point of beginning, containing approximately 4 acres located in Harris Township.

SECTION III That this ordinance shall become effective upon its adoption.
Adopted this the first day of August, 1988.

Upon motion by Commissioner Alford, seconded by Commissioner Swanson with all present voting "AYE" duly carried the following appointments made to the Kerr-Tar Private Industry Council (PIC):

Joanne Steiner, Reappointed - Two-Year Term, July 1, 1988 - June 30, 1990

C. S. Barnes, Reappointed - One-Year Term, July 1, 1988 - June 30, 1989

Susan Rimmer, New Appointment - Two-Year Term, July 1, 1988 - June 30, 1990

Steven E. Brooks, New Appointment, Two-Year Term, July 1, 1988 - June 30, 1990

Carl W. Harris, New Appointment, Two-Year Term, July 1, 1988 - June 30, 1990

Upon motion by Commissioner Swanson, seconded by Commissioner Wynne with all present voting "AYE" duly carried the following appointment made to the Kerr Area Transportation Authority:

Hilda Best - Two-Year Term - July 1, 1988 - June 30, 1990

Upon motion by Commissioner Alford, seconded by Commissioner Wynne with all present voting "AYE" duly carried the following ordinance amending the Franklin County Zoning Ordinance in reference to the revision of buffer strip requirements approved:

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE (TEXT) IN
REFERENCE
TO THE REVISION OF BUFFER STRIP REQUIREMENTS

WHEREAS, the Franklin County Board of Commissioners duly adopted the Franklin County Zoning Ordinance on January 5, 1987; and,

WHEREAS, the Franklin County Planning Board has provided a recommendation per the requirements of the Franklin County Zoning Ordinance; and,

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WHEREAS, a public hearing of the Board of Commissioners has been scheduled, duly advertised, per the requirements of G. S. 153A, and conducted on July 5, 1988; and,

NOW, THEREFORE, BE IT ORDAINED that the Board of Commissioners has acted favorably on the Planning Board recommendation and provides the following amending ordinance.

SECTION I That Article I, Section I-II, Buffer Strips, be amended to read as follows:

A. Whenever a buffer strip is required by this ordinance, such strip shall meet the specifications of this section, unless different specifications are given in the section where the buffer strip is required.

1. Buffer strips shall be required whenever an industrial, commercial, or any other nonresidential use is established adjacent to a different zoning district. Buffer strips shall be required on three (3) sides (rear and side lot lines) of lot, unless corner lot, except for ingress and egress, shall have ten (10) feet of landscaping, vegetative or natural, that would not pose a hazard for vehicular traffic, but creates a natural looking front to the site.

2. The width of the buffer strip shall be determined by the following chart, and shall be composed of evergreen bushes, shrubs, and/or trees such that at least two (2) rows of coverage are provided from the ground to a height of six (6) feet within six (6) years and foliage overlaps.

PLANTED BUFFER SCREEN

Proposed Use Existing Land use

Conservation Commercial Industrial
District Residential HB NB LI HI

Industrial 100 50 10 0

Commercial 100 10 0 10

2. All buffer strips shall become part of the lot(s) on which they are located, or in the case of commonly-owned land, shall belong to the homeowners or property owners association.

3. The buffer strip shall be maintained for the life of the development. Maintenance shall be the responsibility of the property owner, or, if the property is rented, the lessee.

4. If a natural screen is already in place which will adequately fulfill the purpose of the buffer strip, the Zoning Administrator may, in writing, allow a substitute of all or part of this screen for the buffer strip. Written permission of the Zoning Administrator shall be obtained before removing an existing natural buffer in the location of the required buffer strip. If the natural screen is removed, then the buffer screen must comply with the buffer strip requirement.

6. Where, because of intense shade or soil conditions a planting screen cannot be expected to thrive, or where lot size will not allow a planted buffer, the Zoning Administrator may, in writing, allow the substitution of a well-maintained wood, masonry wall, or chain link fence with slats at least six (6) feet in height in place of the planted screen.

7. When such permission is granted in 6. above, the buffer strip may be used for driveway and parking so long as such use does not interfere with the six (6) foot wall or fence, and no permanent building or structure is allowed to encroach on the buffer.

SECTION II That this ordinance shall become effective upon its adoption.

Adopted this the first day of August 1988.

Upon motion by Commissioner Wynne, seconded by Commissioner Alford with all present voting "AYE" duly carried that the Franklin County Board of Commissioners go on record requesting the State of North Carolina to conduct a public hearing in reference to the request by Martin Marietta Aggregates' application for a surface mining permit to commence mining of granite on 226 acres located 2.5 miles south of Franklinton, near U. S. Highway #1.

Upon motion by Commissioner Wynne, seconded by Commissioner Swanson with all present voting "AYE" duly carried the following appointments made to the Louisburg Board of Adjustment, representing the Louisburg Extraterritorial Jurisdiction:

John Houston, reappointed to three-year term, July 1, 1988 - June 30, 1991

Ray Hodges, appointed to serve three-year term, July 1, 1988 - June 30, 1991

Upon motion by Commissioner Alford, seconded by Commissioner Swanson with all present voting "AYE" duly carried that the regularly scheduled meeting of the Board of Commissioners be held on Tuesday, September 6, 1988, in lieu of Monday, September 5, 1988, due to the Labor Day Holiday.

There being no further business to come before the Board, adjournment recorded at 9:00 P. M.