



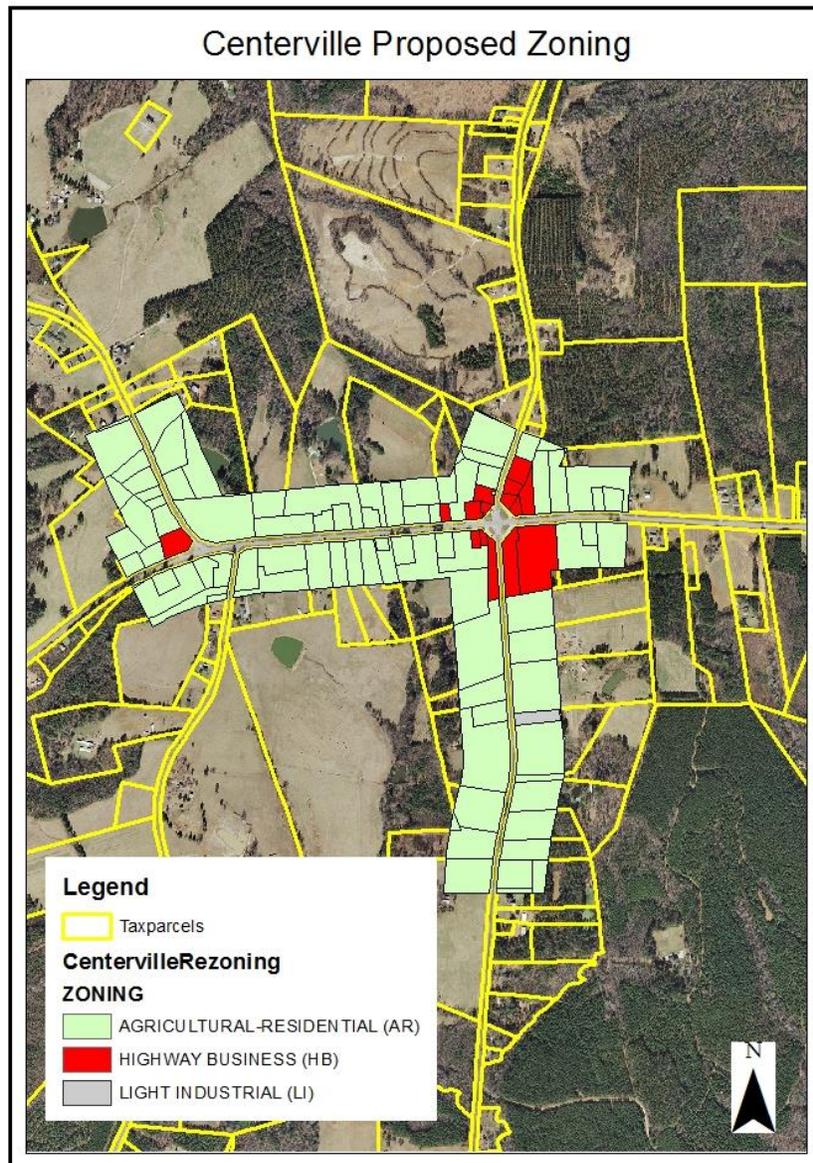
Franklin County Communique to the Planning Board

REQUEST FOR REZONING AMENDMENT 17-REZ-07

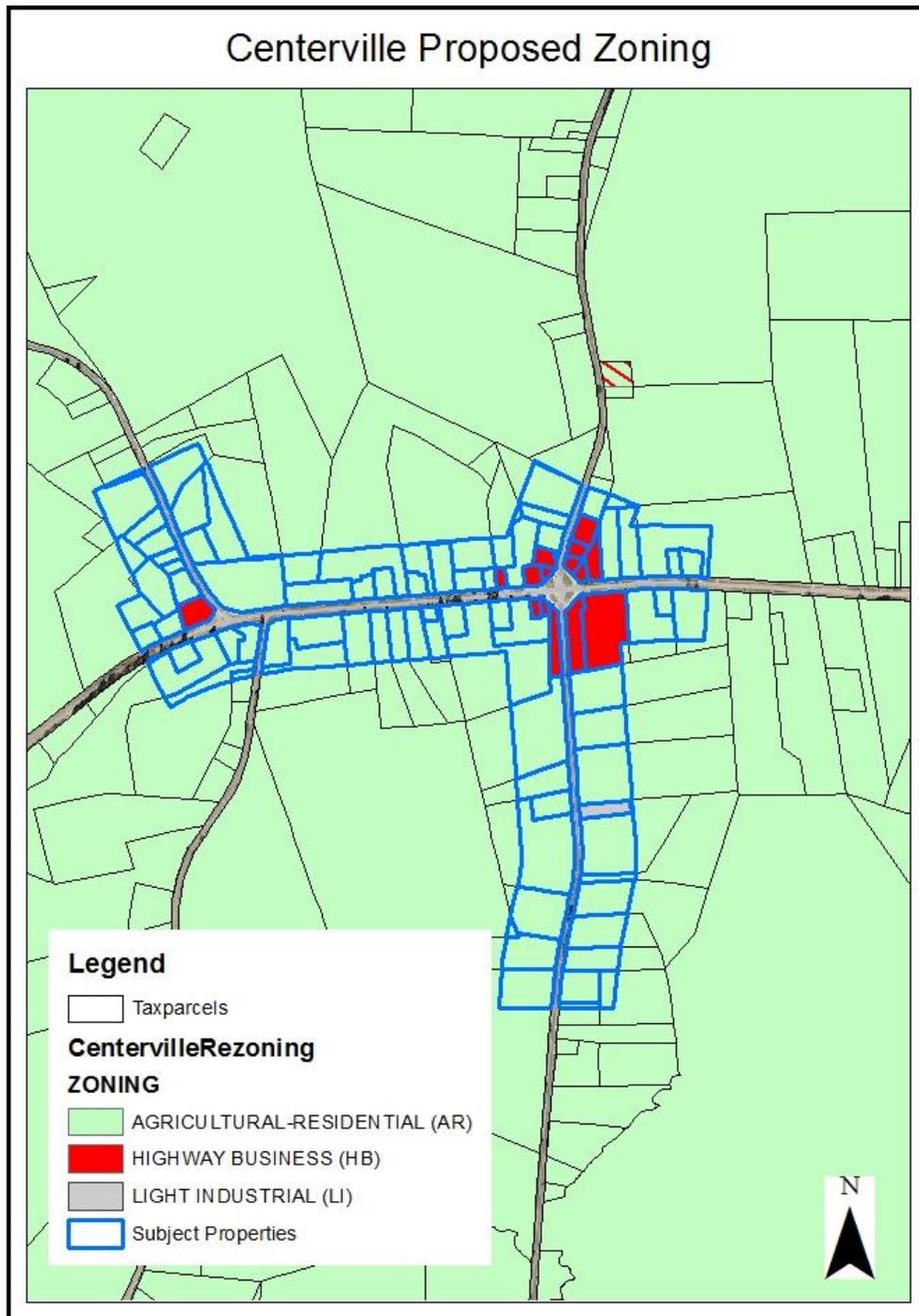
STAFF ANALYSIS

17-REZ-07

Location:



Centerville Proposed Zoning



Staff Discussion

Due to the recent General Assembly of North Carolina Session Law 2017-43, the Town of Centerville has relinquished its governing administration over this jurisdiction. To help preserve the community, Planning Staff is proposing to incorporate these properties into Franklin County's zoning jurisdiction. This will affect only properties that were within the Town of Centerville's jurisdiction. Planning staff has taken inventory of all properties and existing uses to determine compliant zoning. The existing usage of the properties affected will not change. If approved these properties will adhere to the Franklin County Unified Development Ordinance (UDO) standards.

Permitted Uses:

(AR) Agricultural-Residential District Zoning

This district is established to promote a compatible mixture of agricultural, forestry, conservation, and very low-density residential uses where few public services will be available. Protection of the environment, preservation of prime farm land, and the continuation of rural lifestyles are goals this district seeks to attain.

Abattoir/Slaughterhouse	S
Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) Except intensive livestock operations (ILO)	X
Agricultural Supply Sales	C
Airport Operations, Aircraft Port, Heliports	S
Animal Aquaculture	X
Animal Hospitals / Veterinarians	S
Auction	S
Automobile Junkyard (including Automobile Graveyards)	S
Barber and Beauty Shops	C
Bed and Breakfast Inn (includes Boarding and Tourist Homes)	C
Bituminous Coal & Lignite Mining	S
Blacksmith or Horse Shoeing Services	X
Bona Fide Farms	X
Bulk Grain Storage	C
Cabinet / Woodworking Shop	C
Carnivals and Fairs	C
Catering Establishments	X
Cemetery, Church and Family	X
Cemetery, Commercial	C
Church	X
Club or Lodge, Public or Private	C
Conference Center / Retreat Facilities	C
Convenience Centers	C
Country Clubs, Private or Public	C
Craft and Gift Shops	C
Crude Petroleum & Natural Gas	S
Customary Home Occupation	X
Dairy Processing and Distribution	X
Day Care Center and Kindergarten	C
Detention Facilities	S
Dwelling, Single-Family (one per lot)	X

Dwelling, Two-Family/Duplex	X
Emergency Shelter	X
Family Care Home	X
Farm Equipment & Small Engine Repair	S
Feed & Grain Sales and Storage	C
Fire Station Operations	C
Flea Markets	S
Florist	C
Forestry	X
Golf Course	C
Golf Driving Range	C
Grocery and Convenience Stores	C
Grounds & Facilities For Open Air Games & Sporting Events	S
Hatcheries	C
Home for the Aged	C
Horse Shows	C
Inert Debris Reclamation	S
Kennel Operations, Care	C
Landscape and Horticultural Services	X
Law Enforcement Station	X
Manufactured Home (individual, for residential occupancy)	X
Manufactured Home Park but excluding any manufactured home sales	C
Marina	C
Mining Industries	S
Music Festival	S
Neighborhood Business	C
Nonmetallic Minerals, except fuels	S
Offices, Small/Low-Impact	C
Orphanage	X
Outdoor Fruit and Vegetable Markets	X
Paper Products, Sales	S
Parks and Open Space, Public or Private	X
Pet Cremation	C
Petroleum Products, Storage and/or Distribution	S
Planned Unit Development	S
Plant Nurseries/Lawn and Garden Stores	C
Public Buildings	C
Public Recreation (grounds and facilities for open air games and sporting events)	X
Radio or Television Studio Activities	C

Only	
Recreation Facility, Indoors	C
Rest Homes	C
Restaurants and Grills	C
Riding Stables / Riding Academy	C
Rural Family Occupation	X
Salvage and Recovery Yards	S
Sanitary Landfill	S
School, Business, Professional and Art	X
School, Public and Private	X
Septic System Contractor	S
Sewage/Water Pumping Stations	S
Sewage/Water Treatment Plants	S
Solar Energy Farms	S
Storage Facilities, Mini	S
Swimming Clubs	C
Swimming Pools	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Veterinary Office/Hospitals	S

(HB) Highway Business District Zoning

The purpose of this district shall be to provide for and encourage the proper grouping and development of roadside uses which will best accommodate the needs of the motoring public, the reduction of highway congestion and hazard, and the minimization of blight. The following standards are established for this district and designed to promote sound permanent commercial development, and to protect nearby areas from undesirable aspects of commercial development: (1) outside storage must be screen from public view by opaque fencing, screening, or landscaping; (2) outside storage shall be limited to the rear and side of 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.

ABC Stores	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Agricultural Supply Sales	X
Animal Aquaculture	X
Animal Hospitals / Veterinarians	X
Antique Sales	X
Apparel and Accessory Sales	X
Appliance Store	X
Arts and Crafts	X
Assemblies (Coliseums, Gymnasiums and Similar Structures)	X
Auction	X
Automobile Junkyard (Including	S

Automobile Graveyards)	
Automobile Parts Sales (new only)	X
Automobile Repair Service	X
Automobile Service Station (including self-service gas pumps)	X
Automobile/Truck/Trailer Sales and Rental	X
Barber and Beauty Shops	X
Bar, Night Club, Tavern	X
Bed and Breakfast Inn (includes Boarding House and Tourist Homes)	C
Blacksmith or Horse Shoeing Services	X
Blueprinting and Photostatting Establishments	X
Boat Sales	X
Bookstore	X
Building Supply Sales	X
Bulk Mail and Packaging	X
Bus Terminal	X
Cabinet / Woodworking Shop	C
Car Washes	X
Catering Establishments	X
Church	X
Clothing Alteration and Repair	X
Club or Lodge, Public and Private	C
Cold Storage Plants	X
Communication or Broadcasting Facility	X
Computer Sales	X
Computer Services	X
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Courier Service	X
Craft and Gift Shops	X
Daycare Center and Kindergarten	C
Department Stores	X
Drive-In Movies	X
Drugs, Legal Sales	X
Drug Store	X
Dry Cleaners and Laundries	X
Dwelling, Single-Family (one per lot)	X
Electrical Appliance Sales and Service	X
Emergency Shelter	X
Employment / Personnel Agency	X
Fabric or Piece Goods Store	X
Farm Equipment and Small Engine Repair	C
Feed and Grain Sales and Storage	X
Fertilizer Wholesale and Retail Sales	X

Financial Institutions (Bank, Savings and Loan, Credit Unions)	X
Flea Markets	X
Florist	X
Floor Coverings, Sales	X
Food Store	X
Forestry	X
Funeral Home	X
Furniture Store	X
Glass, Sales	X
Golf Course, Miniature	X
Golf Driving Range	X
Grocery and Convenience Stores	X
Grounds & Facilities For Open Air Games & Sporting Events	S
Hardware Stores	X
Heating, Equipment and Plumbing Fixtures	X
Home Furnishings, Miscellaneous	X
Homeless Shelter	S
Horse Shows	C
Industrial and Commercial Machinery, Sales	X
Jewelry Sales and Watch Repair	X
Kennel Operations, Care	C
Landscape and Horticultural Services	X
Laundromat, Coin-Operated	X
Law Enforcement Station	X
Locksmith, Gunsmith	X
Manufactured Home Sales but excluding any residential occupancy	X
Manufactured Home, Individual, For Office and Exhibition	C
Miscellaneous Retail Sales	X
Motels / Hotels	X
Motor Vehicle Sales (new and used)	X
Motorcycle Sales	X
Music Festival	S
Musical Instrument Sales	X
Neighborhood Business	X
Newsstand	X
Office for Business, Professional or Personal Services	X
Office Machine Sales	X
Optical Goods Sales	X
Outdoor Fruit and Vegetable Markets	X
Paint and Wallpaper Sales	X
Paper Products, Sales	X
Parks and Open Space, Public or Private	X

Pawnshop or Used Merchandise Store	X
Pest or Termite Control Services	X
Pet Cremation	X
Pet Store	X
Photocopying and Duplicating Services	X
Photographic Equipment	X
Plant Nurseries / Lawn and Garden Stores	X
Pottery and Related Products, Sales	X
Public Buildings	X
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
Record and Tape Store	X
Recreation Facility, Indoors	C
Recreational Vehicle Sales	X
Rest Homes	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
Salvage and Recovery Yards	S
School, Business, Professional and Art	X
Sexually Oriented Businesses	S
Shoe Sales and Repair	X
Shopping Centers / Commercial Group Development	X
Soap and Cosmetics, Sales	X
Sporting Goods Shop	X
Storage Facilities, Mini	X
Swimming Pools	X
Tattoo Shops	C
Taxidermist	X
Telecommunication Towers	X
Telephone Exchange Cabinets	X
Tire Sales	X
Tobacco Products, Sales	X
Travel Agency	X
Truck Stop	X
Truck / Trailer Repair	C
Veterinary Office / Hospitals	X
Utility Building Sales	X
Video Tape Rental and Sales	X
Warehouse (general storage, enclosed)	X

(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 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
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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.

***Disclaimer:** *Uses by right, Conditional Uses, and Special Uses are subject to change and you will have to check with the Franklin County Planning before beginning any type of construction on your property.*

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 requested zoning map amendment is in general conformity with the land use plan. The Future Land Use plan indicates that surrounding properties are intended for Agricultural Residential Uses. Public water and sewer are not available to this area. The current development patterns and existing uses at the intersection of NC 561 and NC 58 are Commercial. Commercial land use designations are typically located at intersections of thoroughfares. The request is reasonable with adjacent and existing development patterns and in the public interest.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the requested Rezoning based upon reasons in the above narrative.