

MINUTES FOR THE FRANKLIN COUTY PLANNING BOARD

April 14, 2009

The Franklin County Planning Board held its regular scheduled monthly meeting on Tuesday, April 14, 2009 in the Commissioners Meeting Room at the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Present: Willie Bartholomew, Ronnie Pearce, Henry Nelms, Richard Hoyle, William Wallace, Fannie Brown, Melvin Cheaves, Robert VanGraffeland, Mary Solomon and Ricky May.
Absent: Mark McArn, Phillip Jeffreys, William Holden and Robert Mann
Staff: Scott Hammerbacher and Tammy Davis

Chairman Henry Nelms called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Willie Bartholomew gave the invocation. Willie Bartholomew made a motion, seconded by William Wallace to approve the agenda as presented. The motion passed unanimously.

Agenda Items:

- #1. Map Amendment: Aubrey S. Tomlinson Jr., Franklinton Township, Will Mitchner Road (State Road 1222), LI to SU-AR (Special Use-Agricultural Residential) District, 141 Acres.

Scott Hammerbacher state Randall and Susan Ward is requesting to rezone approximately 141 acres of a 525.94 acre tract from Light Industrial to Special Use-Agricultural Residential. He stated if the rezoning request is approved, all uses defined with the AR table of permitted uses may be applied for with exception that only one dwelling unit per 10 acres would be allowed. He stated this would allow for a total of 14 residences on the subject property.

Ronnie Pearce questioned if the proposed property was ever zoned AR in the past. Mr. Hammerbacher stated in 2003 the proposed property rezoned from AR to LI. Ronnie Pearce made a motion, seconded by Fannie Brown to recommend approval of the rezoning request. The motion passed unanimously.

- #2. Proposed UDO Text Amendment: Allow for Gatehouse/Guardhouse/Security Stations as a permitted use within the AR, R-1, R-8, R-15, R-30, R-40, R-80, OI, MU and PUD Zoning Districts.

Scott Hammerbacher stated the proposed amendment would provide Planning Staff with criteria to regulate the size and location of Gatehouse/Guardhouse/Security Stations if it is included within an approved development. He stated the proposed amendment is in conformance with criteria established within the Comprehensive Land Use Plan. He went over the following definition and regulations with the Planning Board:

Gatehouse/Guardhouse/Security Station: A building by personnel designed to provide protection to residents of a subdivision or development.

Note 18. Gatehouse/Guardhouse/Security Stations. The following regulations shall apply:

- (A) Shall not exceed 320 square feet in size
- (B) Shall be located on a separate parcel
- (C) Shall not be located within right-of-way
- (D) Exempt from underlying zoning district setback regulations
- (E) Shall be designed in accordance with all North Carolina Fire Code Regulations
- (F) Shall only be permissible within developments with privately maintained roads

Chairman Nelms questioned if this would be mandatory. Mr. Hammerbacher stated it would not be mandatory, only if they wish to install it. Willie Bartholomew made a motion, seconded by Mary Solomon to recommend approval of the proposed text amendment. The motion passed unanimously.

#3. Other Business/Reports/Discussion

- A.) Departmental Report
- B.) Other Business/Reports/Discussion

Mr. Hammerbacher reported that staff had completed the Cost of Community Service Study. He stated there had been a slight increase in building permits issued in March as opposed to the number of permits issued on February.

With there being no further business before the Planning Board, Chairman Nelms adjourned the meeting at 7:20 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board