

## FRANKLIN COUNTY PLANNING BOARD

April 11, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, April 11, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** William Wallace, William Holden, Fannie Brown, Mary Solomon, Richard Hoyle, Robert Mann, John Q Sledge, Mark McArn, Steve Mitchell, and Ricky May

**Staff:** Jason Rogers, and Scott Hammerbacher

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

A motion to approve the agenda was made by Mary Solomon and was seconded by Fannie Brown. The motion passed unanimously.

A motion to approve the minutes from February 14, 2017 was made by Ricky May, seconded by Fannie Brown. The motion passed unanimously.

### **New Business**

Election of Officers:

Scott Hammerbacher requested any nominations for the election of officers.

Mary Solomon nominated Mark McArn to serve as Chairman of the Board. Robert Mann seconded the motion. The motion passed unanimously.

Scott Hammerbacher thanked William Wallace for his time serving on the Board as Chairman.

Fannie Brown nominated Robert Mann to serve as Vice Chair for the Board. Richard May seconded the motion. The motion passed unanimously.

Robert Mann nominated Mary Solomon to serve as the recording secretary. Fannie Brown seconded the motion. The motion passed unanimously.

### **Agenda Items:**

17\_REZ\_03 Arlee Griffin, Jr. & Angela Griffin are requesting to rezone 1.148 acres at 972 Flat Rock Church Rd. in the Youngsville Township from R-15 Residential (R-15) to Conditional Use General Business (CUGB) limited to the following uses: Accessory Uses, Automobile/Truck/Trailer Sales, Motor Vehicle Sales, and Motorcycle Sales.

The petitioner has stated within the application that they wish to use this location to sell vehicles and perform automobile repair work. There is an existing accessory/shop building on the property. Within the petition the applicants state the rezoning would allow for better use of their property. All surrounding properties are zoned Residential-15 (R-15) and the nearest commercial node is approximately two (2) miles from this property. This property is accessed by an existing 45' easement for ingress and egress to Flat Rock Church Rd.

The 2015 average daily traffic count along Flat Rock Church Rd. is approximately 2500 vehicles per day.

The Future Land Use plan indicates that this property and surrounding properties are designated as Low-Medium Density Residential. The surrounding land uses are predominantly Residential/Agricultural and the nearest commercial node is approximately two (2) miles from this property. The property is located along a secondary state road. Public water is available along Flat Rock Church Rd. The adjacent parcels to the north, south, east, and west are currently zoned Residential-15 (R-15). The applicant is requesting that Conditional Use General Business (CUGB) be considered limited to the following uses: Accessory Uses, Automobile/Truck/Trailer Sales, Motor Vehicle Sales, and Motorcycle sales.

Mark McArn asked what the staff was recommending for this request.

Scott Hammerbacher stated that due to the scale of the proposed project he did not feel that this business would have an adverse affect on the adjacent properties.

Mark McArn stated that the restrictions of uses would also limit the impact that this proposal could have on the adjacent properties.

Arlee Griffin (972 Flat Rock Church Rd, Louisburg, NC 27549)

Arlee Griffin Jr. explained that he was making the request so that he could pick up vehicles and resale them to people who could not afford reliable transportation. These projects are a part of his minstrel work. He added that he would have to have a dealer's license in order to be able to continue to do it. This property is about half a mile off Flat Rock Church Road. Arlee Griffin explained that he also owned a 150 acre farm.

John Sledge asked Mr. Griffin if he did business for the Charity organization called Wheels for Hope.

Arlee Griffin stated that he had attempted to contact them.

Steve Mitchell asked Mr. Griffin if the property was contiguous to his farm.

Arlee Griffin stated that it was.

William Wallace asked if Arlee Griffin Jr. ran a farm.

Arlee Griffin Jr. stated that he had a horse farm.

Mary Solomon made a motion to recommend approval for the rezoning. Steve Mitchell seconded the motion. The motion passed unanimously.

With there being no further business before the Planning Board, Chairman William Wallace adjourned the meeting at 7:30 P.M.

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Mark McArn – Chairman  
Franklin County Planning Board

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Katie Rhyne – Clerk  
Franklin County Planning Board