

FRANKLIN COUNTY PLANNING BOARD

February 10, 2015

The Franklin County Planning Board held its regular monthly meeting on Tuesday, February 10, 2015 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Mark McArn, Steven Buescher, Fannie Brown, Carolyn Paylor, John Sledge, Steve Mitchell, Mary Solomon, Ricky May, and Robert Mann.

Staff: Scott Hammerbacher, Jason Rogers, and Kevin Lewis

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Steve Mitchell gave the invocation. The agenda was amended to add Election of Officers as an item and was adopted. A motion to approve the minutes from the prior Planning Board meeting, November 10, 2014, was made by Mr. McArn, seconded by Ms. Brown. The motion passed unanimously.

Agenda Items:

1. Election of Officers: A motion was made by Mr. Sledge to nominate Mr. Wallace as Chairman, Mr. McArn as Vice Chairman, and Mr. Buescher as Secretary. The motion was seconded by Ms. Paylor. Ms. Brown made a motion to close nominations, and was granted. The motion passed unanimously.
2. PRTI, Inc. is requesting a Special Use Permit to allow for a salvage and recovery center (recycling /reclaiming used rubber) on approximately 2.8 acres of a 71.53 acre parcel located at 2095 US 1 Hwy in Youngsville Township. Within the petition the applicant states the existing site is zoned appropriately and is a recycling center for construction debris, and their facility is a completely sealed system for reclaiming used rubber. The petitioner states the following: there are no fugitive gasses, no landfill waste from their process, the rubber storage area is screened in an enclosed building, the site is designed to capture and recycle rain water, very little commercial traffic to the facility, and the PRTI facility uses the utility equivalent of a three bedroom home. The utilization of the proposed footprint within the existing site will have less of an impact on the adjoining properties than the current recycling center. They create excess electrical power during their process that is being purchased by Wake Electric, and have no impact on the local police and fire.

Mr. Hammerbacher described the SUP process and the existing conditions at this site.

Mr. Sledge informed the board he invited John Faulkner, Director of Solid Waste Services, if his expertise is needed. Mr. Faulkner stated that he was not too aware of the process at this time, but is looking forward to learning more, and possibly help reduce costs associated with tire disposal.

Mr. Hammerbacher welcomed Mr. Faulkner and thanked him for attending, but reminded the Board that any financial benefits associated with the granting of this SUP should in no way be

considered. The Board is tasked with determining if the evidence presented meets the requirements of the SUP process.

Brian Laible of PRTI, Inc. was present to answer any questions. He began by stating he appreciated the opportunity to bring his business to Franklin County. He continued, explaining the process his company goes through when recycling rubber products. Additionally, he indicated that this process does not create much excess noise as it is an enclosed system, and other nuisances should be minimal or nonexistent.

Mr. Wallace asked if there would be much traffic entering and exiting the site. Around 10 trucks a day are expected, mostly local drivers. He also asked what kind of materials the company will be recycling. Mr. Laible replied that the majority of the time, it will be tires.

Mr. McArn added that he sees this as a bonus for the county, and asked about the job outlook over the next year. The company expects to hire 22 to 23 positions by the end of the year, many at a higher than average salary. They are currently working with the local community college to create a training program as well.

Mr. Buescher asked if any odors will be associated with this process. The system is sealed and enclosed, when it is opened, all that is left is steel and carbon.

Mr. Wallace asked if this was new technology, as he and other Board members had not heard of it before. Mr. Laible stated that this will be the first business of its kind in the country.

Mr. Mann requested a little more clarification on the process itself, and wondered if there will be any residue leftover. There will be none, the process creates a gas that runs an electric generator as well as producing carbon and steel.

The following conditions for approval from Planning Staff have been added to the permit:

- Approval of NC Department of Transportation driveway permit.
- Approval shall be subject to adhering to all other County, State and Federal regulations.
- Shall meet Article 14 Landscaping and Buffering Requirements.
- Approval of stormwater management plan if there is a land disturbance of .50 acres or greater.
- Outdoor storage must comply with requirements of the Franklin County Unified Development Ordinance (UDO), Section 4-3, HI-Heavy Industrial District.
- No lighting shall be installed without approval from the Franklin County Planning & Inspections staff.
- Recorded subdivision of the proposed 2.8 acre parcel prior to issuance of zoning and building permits.

A motion was made by Mr. Buescher to include the above conditions in the Board's recommendation of approval to the County Board of Commissioners. The motion was seconded by Mr. Mitchell, and was passed unanimously.

3. A UDO Text Amendment was present to the Board regarding Cluster Mailbox Units (CBU). Pursuant to United States Post Office (USPS) policy, all new subdivisions and new phases of

existing subdivisions are required to provide Cluster Mailbox Units (CBU) for regular mail service delivery. Staff has researched several ordinances from other local municipalities (including Wake County, Rolesville, Knightdale, etc.) and has prepared this text amendment to address this issue. While Franklin County has not received any requests from local USPS branches, other municipalities in the area have.

Mr. Wallace pointed out the typo citing the “Town’s Standard Specifications and Details Manual.”

Mr. Hammerbacher stated that at this time, the Post Office has provided little guidance as to how these should be designed. The County is hoping to move ahead, as one subdivision is currently on-hold until the design details for a CBU is approved.

Mr. Buescher made a motion for recommendation for approval to the County Board of Commissioners, seconded by Ms. Solomon. The motion passed unanimously.

4. In other business, Mr. Hammerbacher confirmed that permit activity is steady and even increasing. He updated the Board of past permits and amendments approved, stating that they were also approved by the Board of Commissioners.

With there being no further business before the Planning Board, Mr. Wallace adjourned the meeting at 7:45 P.M.

William Wallace – Chairman
Franklin County Planning Board

Kevin Lewis – Clerk
Franklin County Planning Board