

FRANKLIN COUNTY PLANNING BOARD

February 14, 2012

The Franklin County Planning Board held its regular monthly meeting on Tuesday, February 14, 2012 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

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

Chairman Henry Nelms called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. William Wallace gave the invocation. Ronnie Pearce made a motion, seconded by Steve Mitchell to approve the minutes from the November 8, 2011 meeting. The motion passed unanimously.

1. UDO Amendment: Section 2-1 (Word Interpretation), Section 6-1 (Table of Permitted Uses), Bona Fide Farms.

Scott Hammerbacher stated the proposed UDO amendment would provide necessary consistency with current North Carolina State Law regarding Bona Fide Farms. He went over the proposed text amendment. William Holden made a motion, seconded by Ricky May to recommend approval of the proposed UDO amendment. The motion passed unanimously.

2. UDO Amendment: Section 2-1 (Word Interpretation), Section 6-1 (Table of Permitted Uses), Section 6-2 (Notes to the Table of Permitted Uses) & Section 3 (Table of Regulations for Conditional Uses), Solar Energy Farms.

Scott Hammerbacher stated Solar Energy Farms have been gaining popularity across the state and planners have been trying to establish regulations and development standards for these. He stated staff has researched several ordinances in order to establish regulations that it feels would fit within the UDO. He stated there is nothing in the current ordinance to address the proposed. He stated he doesn't see them being a bad neighbor to anyone in the County. He went over the proposed amendment which covered items like fencing, height and removal.

Chairman Nelms questioned if they were located on top of a building, if it would meet the proposed height requirement. Mr. Hammerbacher stated by locating them on a building, they would then be exempt from zoning and they would have to meet the North Carolina Building Code requirements. William Wallace made a motion, seconded by Phillip Jeffreys to recommend approval of the proposed amendment. The motion passed unanimously.

3. Planning Board Review of Article 17 (Signs)

Scott Hammerbacher stated the Board of Commissioners has asked the Planning Board to review Article 17 (Signs) to see if any changes need to be made, more specifically signs located with the commercial zoning district. He stated appropriate signage is critical to the County. He stated Franklin County regulations are stricter than some of our neighboring counties. He stated

based on current regulations, there has only been one variance request from the sign ordinance (Palviz). He explained that the UDO only applies to the County's zoning jurisdiction and each individual town regulates their own jurisdiction. He proceeded to go through a list of considerations for the Board and he went over the current regulations.

Mark McArn stated he is concerned with retail businesses coming into the County because signage is one of the top priorities when they look into locating their business in Franklin County. Mr. Hammerbacher questioned if any of his clients had concerns with the current regulations. Mr. McArn stated not at all. Chairman Nelms stated he feels that small businesses need larger signs to promote their businesses. Ronnie Pearce stated he agreed with Chairman Nelms point of view. Steve Beuscher expressed concern with signs being put up in the County for businesses located in other counties. Ricky May made a motion, seconded by Ronnie Pearce to have Planning Staff draft a proposed UDO amendment to align Franklin County with other neighboring counties and bring back to the Board at their next scheduled meeting. The motion passed unanimously.

4. Other Business/Reports/Discussion
 - A.) Other Business/Reports/Open Forum

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

Henry Nelms – Chairman
Franklin County Planning Board

Tammy Davis – Clerk
Franklin County Planning Board