

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

July 12, 2011

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 12, 2011 at the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

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

Chairman Henry Nelms called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. William Wallace gave the invocation. Fannie Brown made a motion, seconded by Ronnie Pearce to approve the minutes from the April 12, 2011 meeting. The motion passed unanimously.

Agenda Items:

#1. Text Amendment: Article 3 Permits and Procedures; Section 3-1: Permit Required.

Jason Rogers stated the proposed text amendment was needed to provide staff with a mechanism to require a survey if a request appears to be close to violating setback requirements. He stated this would help to eliminate potential setback violations in the future. He went over the proposed text amendment with the Board.

Henry Nelms questioned how small of a lot would the text amendment refer to. Mr. Rogers stated it would apply to anything non-conforming already and staff isn't really concerned with lots of 10 or more acres. Ronnie Pearce questioned if this was a big problem for staff. Mr. Rogers stated it has been in the past and there have been many variances that went before the Board of Adjustment. Mr. Pearce questioned how far off of a property line a structure had to be. Scott Hammerbacher stated setbacks are determined by the zoning district that the property is located in.

William Holden made a motion, seconded by Steve Mitchell to recommend approval for the proposed text amendment. The motion passed by majority vote with Ronnie Pearce voting against the motion.

#2. Text Amendment: Section 2-1 Word Interpretation; Section 6-2 Notes to the Table of Permitted Uses; and Section 23-3 Extension of Enlargement of Nonconforming Situations.

Jason Rogers stated the proposed text amendment would provide staff with a mechanism to regulate unenclosed canopies. He stated the UDO currently doesn't provide staff with a definitive definition or requirements for canopies. He went over the proposed text amendment.

William Wallace made a motion, seconded by Mary Solomon to recommend approval of the text amendment. The motion passed unanimously.

#3. Text Amendment: Section 23-3 Powers and Duties of the Board of Adjustment (C) Conditional Use Procedures.

Jason Rogers stated staff had discovered some inconsistency within UDO regarding Section 26-3 not listing the required four findings of fact. He stated staff is seeking the Board's recommendation of the proposed amendment in order to correct the inconsistency. He went over the proposed text amendment.

William Wallace made a motion, seconded by Mary Solomon to recommend approval of the text amendment. The motion passed unanimously.

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

Scott Hammerbacher discussed the following items with the Board:

- Staff has completed the update on the Hazard Mitigation Plan.
- Discussion of alternating members on Planning Board membership
The Board directed Mr. Hammerbacher to address a letter to the Commissioners as a whole in support of alternating members.

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