

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

June 12, 2007

The Franklin County Planning Board held its regular monthly meeting on Tuesday, June 12, 2007 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

PRESENT: Willie Bartholomew, Fannie Brown, Melvin Cheaves, Ricky May, Mark McArn, Henry Nelms, Robert VanGraafeiland, Richard Hoyle and William Wallace.
ABSENT: Philip Bues, William Holden, Phillip Jeffreys, Ronnie Pearce and Mary Solomon.
STAFF: Bryan Batton, Tammy Davis, Scott Hammerbacher, Jason Rogers and Patrick Young.

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

William Wallace moved, seconded by Ricky May, to approve the agenda as presented. The motion passed unanimously.

Willie Bartholomew moved, seconded by Ricky May, to approve the minutes from the May 8, 2007 meeting. The motion passed unanimously.

Agenda Items:

#1. Map Amendment: Jeffrey Snavelly, Harris Township, 4549 US Hwy 401 South, R-1 Residential to Light Industrial (LI), 8.82 Acres.

Pat Young stated the Future Land Use Plan has the property designated as low density residential. He stated the rezoning would allow for storage and maintenance of heavy equipment. He stated industrial operations, with their processes, noises, odors and byproducts that can be inherent to their operations, are in natural conflict with the adjoining residential districts. He stated the proposed Light Industrial zoning designation is not compatible with the surrounding residential zoning districts. He stated there is currently no water and sewer service available at the proposed location. He stated the applicant is proposing a heavy contractor operation which would place additional burden on Hwy 401 due to increased truck traffic. He stated there is a stream located along the north and east property lines of the proposed property. He stated Staff is recommending denial of the rezoning request. He stated staff supports the use but just not at this particular site.

Heidi Osika (55 Green Bark Dr) stated this is her back yard and she doesn't want to see dump trucks and equipment. She stated there are lots of kids in the immediate area and doesn't feel this would be beneficial to anyone in the community.

Mary Eaton (156 Thistle Dr) stated her family owns the adjoining property. She stated she is concerned with fuel and oil run off that could possibly run off into streams leading to Clifton Pond.

Jim McDonald expressed concern with the hill at location and trucks coming in and out.

Scott Hamstreet (15 Green Bark Dr) stated he is concerned with possible run-off that could contaminate area wells.

Mike Hollowell (105 Green Bark Dr) stated he was concerned that if this is approved, would it set precedent for other properties in the area.

Larry Norman (Attorney for Jeffrey Snavely) stated there would be no excavation on this property. He stated trees will be planted to hide the proposed business. He stated earthmoving equipment would be kept at another site located in Wake County. He stated the property would be used for an office and light maintenance on trucks. He stated one of applicant's jobs is erosion control so they would not let anything come in that could run off into the stream or contaminate area wells. He stated the applicant is currently paying \$15,000 - \$20,000 per year in taxes on vehicles and equipment and feels they would add to the tax base of Franklin County. He stated when he visited the proposed property; he noticed the majority of the vehicles going up and down Hwy 401 were eighteen-wheelers. He stated the proposed shopping center would be located just north of the property, which would create more traffic and is currently zoned commercial use and no one is complaining about that.

Bob Pruitt (4628 US Hwy 401) stated he lives across the street from property. He stated the applicant is willing to put up a buffer to hide from people's backyards. He stated the proposed property would be facing his front yard and what would be done for him. He expressed concern with the problem he could face if he tries to sell his property.

Jeanne Boriotti (35 Green Bark Dr) presented the Board with pictures of the current location in Wake County that the applicant operates from and stated it looks like a prison with fencing. She stated she feels the proposed shopping center would benefit citizens and this would not benefit anyone except Mr. Snavely.

William Wallace moved, seconded by Fannie Brown, to recommend denial of the map amendment. The motion passed unanimously.

#2. Special Use Permit: Clyde Murphy, Gold Mine Township, 1996 NC Hwy 58, Special Use Highway Business (SUHB), 9.42 Acres, Automobile/Truck/Trailer Sales & Rental and Automobile Repair Service.

Pat Young stated on September 14, 2004 the Franklin County Planning Board held a public meeting regarding this case and it was approved with special conditions on October 18, 2004 by the Board of Commissioners. He stated there is no water and sewer service currently available at this location. He stated staff discovered there had been several inoperable vehicles moved to the property when they visited the location. He stated staff recommends approval of the Special Use Permit request with the following conditions:

- All automotive repairs shall be limited to the area designated as "Service Repair Parking" or within the area denoted as "Repair Shop" as denoted on the submitted site plan.
- Areas designated as "Service Repair Park" shall be screened with a six-foot tall opaque fence.
- Lighting for the "Cars for Sale" shall be limited to two light fixtures. Maximum height of light poles with a ninety (90) degree or less cutoff fixture, measured from the light stream to the ground, shall be thirty (30) feet. All proposed lighting shall not spill onto adjacent properties or roadways.

- Prior to the issuance of building permits for the proposed automotive shop, all inoperable vehicles shall be removed from the property or located within a screened area.
- Lighting for the building shall be limited to flood lights or automatic security lights or any other lights as required by North Carolina Building Code, for the purpose of illuminating walkways, and areas behind the building are not easily seen from the road.
- Limit the storage of junk vehicles to the area designated on the site plan.

Mike Murphy the business is only being operated on one piece of property. He stated the cars located on the property is in the process of being crushed and will be removed as soon as possible. Richard Hoyle questioned if fencing would be required. Mr. Murphy stated they would screen the vehicles located behind shop. Chairman Nelms stated he lives in the area and he doesn't have a problem with the proposed use.

Willie Bartholomew moved, seconded by Ricky May, to recommend approval of the Special Use Permit with the conditions recommended. The motion passed unanimously.

- #3. Other Business Reports/Discussion
- A.) Departmental Report
 - B.) Other Business/Reports/Open Forum

With there being no further business before the Board, Chairman Nelms adjourned the meeting at 7:40 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board