

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

March 9, 2010

The Franklin County Planning Board held its regular monthly meeting on Tuesday, March 9, 2010 at the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Willie Bartholomew, Ronnie Pearce, Mary Solomon, Mark McArn, William Wallace, Robert VanGraffeiland and Ricky May.

Absent: Henry Nelms, Robert Mann, Richard Hoyle, Fannie Brown, Phillip Jeffreys, William Holden and Melvin Cheaves.

Staff: Tammy Davis, Jason Rogers and Scott Hammerbacher.

Vice Chairman Willie Bartholomew called the meeting to order at 7:25p.m.; and welcomed everyone in attendance. William Wallace gave the invocation. Robert VanGraffeiland made a motion, seconded by Mary Solomon to approve the minutes from the October 13, 2009 meeting. The motion passed unanimously.

Agenda Items:

#1. Special Use Permit Request by Robert & Virginia Sykes to allow for an Outdoor Entertainment Complex/Facility located off Suitt Road on 6.47 Acres in the AR (Agricultural Residential) Zoning District in the Franklinton Township.

Jason Rogers stated the applicants are requesting a Special Use Permit on approximately 6.47 acres of a 49 acre farm. He stated the applicant had listed on the application that the facility would be used for family, community, corporate events including picnics, children's birthday parties, craft shows, educational gatherings, and exhibitions. He stated the existing structures and facilities on the property would be utilized with no new structures or land disturbing activities. He stated the applicant plans to use existing landscaping to be supplemented with additional vegetation to conform to buffer requirements which would mitigate potential conflicts with adjacent land uses. He went over the following recommendations of approval for the proposed:

- NC DOT suggested that the driveway be paved 50' back onto the property from the edge of the pavement of SR 1143 Suitt Road prior to the issuance of building permits and occurrence of any public events. NC DOT stated that there is not a need for a new driveway permit.
- Provide trash receptacles and dumpsters in compliance with state and local regulations.
- All concession stands and vendors shall be approved by the Environmental Health and Building Inspections departments.

- Must comply with the Franklin County noise ordinance.
- Provide the Franklin County Emergency Services Department with a Fire Apparatus Access Road and an alternate access road in compliance with the Fire Code section 503.1.1 be installed to the stage area; also any events will require a written public safety plan in compliance with fire code section 403.2 be submitted to and approved by the Franklin County Emergency Services Department.
- Lighting shall not spill over onto adjacent properties.
- Compliance with all other state and local regulations.
- Temporary structures shall be adequately secured or stored within 72 hours of the completion of an event.
- The Special Use Permit shall be limited to the following uses: family, community, corporate events including picnics, children’s birthday parties, craft shows, educational gatherings, and exhibitions.

Robert Sykes stated he is primarily a farmer. He stated he wants to enhance his ability to farm by having additional income. He stated he will utilize pre-existing structures. Mark McArn questioned what the previous use for the property was. Mr. Sykes stated rodeo operations was previously ran by Graham Stallings. He stated the riding ring was removed but the gazebo and stage area still exist. He stated prior to the rodeo, the property was used as a rural amusement park called Arkland.

Ronnie Pearce questioned if children would be using the facility. Mr. Sykes stated he wants to expose children to farm life. He stated he has numerous animals and participates in the Franklin County Farm Tour with the 4-H program. Willie Bartholomew requested to get the planning staff’s opinion on the proposed. Scott Hammerbacher stated the proposed use is in compliance and staff doesn’t see any concerns with the use or problems with use complying with staff’s recommendations.

Ronnie Pearce made a motion, seconded by Mary Solomon to recommend approval of the Special Use Permit as presented with staff’s recommendations of approval. The motion passed unanimously.

- #2. Other Business/Reports/Discussion
 - A.) Departmental Report
 - B.) Other Business/Reports/Discussion

With there being no further business before the Board, Vice Chairman Bartholomew adjourned the meeting at 7:45 p.m.

Henry Nelms – Chairman
Franklin County Planning Board

Tammy Davis – Clerk
Franklin County Planning Board