

FRANKLIN COUNTY PLANNING BOARD

May 9, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, May 9, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Holden, Fannie Brown, Mary Solomon, Richard Hoyle, Robert Mann, John Q Sledge, Mark McArn, Steve Mitchell, Steven Buescher, and Martha Mobley

Staff: Jason Rogers, Katie Rhyne, and Scott Hammerbacher

Chairman Mark McArn called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Robert Mann gave the invocation.

A motion to approve the agenda and minutes from April 11, 2017 was made by Steven Mitchell and was seconded by Fannie Brown. The motion passed unanimously.

Agenda Items:

1. 17_REZ_04 The Nau Company, PLLC is requesting to rezone 11.09 acres off US 1 HWY, Youngsville Township from Highway Business (HB) to Residential-1 (R-1).

The application states that this parcel is being developed as part of a second phase of the existing Berklee Subdivision. The subdivision is accessed entirely from Wake County. Phase I of the subdivision is located within Wake County in addition to most of the second phase. The application further states the zoning change would allow for the dimensional requirements of the lots in Franklin County to match those in the existing phases within Wake County. The Highway Business (HB) and Residential-1 (R-1) zoning districts allow for single family dwellings as a permitted use. However, the Residential-1 (R-1) would be a more conducive zoning category for the proposed development than the Highway Business (HB) zoning category due to dimensional requirements. Highway Business zoning allows for a wide range of uses that could have a negative impact within the proposed development. These uses include but not limited to bar/nightclub, contractors/heavy construction, and automobile sales.

The 2015 average daily traffic count along this section of US 1 HWY is approximately 35,000 vehicles per day.

The subject property is located within the Neuse River Basin and the WS IV watershed. There is a small area within the 100-year floodplain located on the western border of the property.

Public water is in close proximity to the property.

Statement: The Future Land Use plan indicates that this property is intended for Industrial. The limited road frontage combined with the overall narrow width of this parcel would make it difficult to develop as commercial or industrial. This tract is also located within the WS IV watershed limiting the impervious surface area to 24%. The request is reasonable with adjacent development patterns and in the public interest.

Scott Hammerbacher added that the planning department submitted this request for the Economic Development Department to review and did give any negative feedback for the proposal.

There was no petitioner present for the meeting.

Mark McArn stated that in the future he would like the planning board members to review the rezoning checklist that was provided in the staff reports and if the members found any issue with the eight (8) items on the checklist, to bring it into question during the meeting. If there is opposition toward a project, he stated that he would like to go through the checklist at the meetings as well.

Mark McArn asked the board if they had any questions or concerns toward staff about the proposal.

Hearing no comments or questions Mark McArn entertained a motion.

John Q. Sledge made a motion to recommend approval of the rezoning. Fannie Brown seconded the motion. The motion passed unanimously.

2. 17-REZ-05 Glandon Forest Equity, LLC is requesting to rezone 1.59 acres of a 21.38 acre tract located off NC 56 HWY in the Cedar Rock Township from Agriculture/Residential (AR) to Highway Business (HB).

The application states that the zoning request will be consistent with the other general retail sales properties located at the intersection of NC 56 HWY and Edward Best Rd. The application further states that a retail facility will be proposed to provide every-day grocery and general use merchandise to an underserved area of the County. According to the Future Landuse Plan, the subject property is intended for Office Institutional uses. However, the property is located within a commercial node. Commercial nodes will serve as commercial focus areas. In the attempt to avoid strip commercialization, commercial land uses have been provided in nodes located at the intersection of thoroughfares. The adjacent properties to the North and East are zoned Highway Business (HB).

The amendment from Agricultural Residential (AR) to Highway Business (HB) to the zoning map is supported by 1) the Franklin County Comprehensive Land Use Plan, including 2) the Future Lane Use Map dated November 17, 2006; and 3) the adjacent Highway Business zoned parcels to the subject property.

Public water and sewer are not available to this site.

The 2015 average daily traffic count along this section of NC 56 HWY is approximately 2,500 vehicles per day.

The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.

John Q. Sledge asked if this was a proposal for a Dollar General

Scott Hammerbacher replied that it was.

Brent Perdum (4004 Berett Dr STE 604, Raleigh, NC 27609)

Mr. Perdum stated that he had nothing to add to the presentation.

Mark McArn asked why only a portion of the lot was being requested for the rezoning.

Jason Rogers showed the board a survey and explained that a portion of the property was being sold and was in the process of being split for a proposed store.

Mary Solomon asked where the entrance would be located.

Scott Hammerbacher stated that it was up to the Department of Transportation and would not be determined until the project received a driveway permit.

Mark McArn asked if a site plan was required for the application.

Scott Hammerbacher stated that the Unified Development Ordinance (UDO) does not require a site plan to be submitted for a rezoning.

Steven Mitchell made a motion to recommend approval for the rezoning. Mary Solomon seconded the motion. The motion passed unanimously.

3. In further business Scott Hammerbacher stated that the Commissioners had recently adopted a historic preservation ordinance and that the county was now working on getting a Historic Preservation Commission established.

He stated that building permits were very steady and added that the county has permitted 740 homes for the past two years. The total amount of developable lots were 2,700 with water access alone.

Martha Mobley introduced herself. She stated that she was newly appointed to the board and that she had resided in Franklin County all her life. She explained that she lived only a few miles away and that she is an agricultural extension agent.

Mark McArn welcomed her to the board and thanked her for her interest in serving for the county.

With there being no further business before the Planning Board, Chairman Mark McArn adjourned the meeting at 7:21 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board