

## FRANKLIN COUNTY PLANNING BOARD

December 10, 2013

The Franklin County Planning Board held its regular monthly meeting on Tuesday, December 10, 2013 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Ronnie Pearce, William Wallace, Fannie Brown, William Holden, Robert Mann, Mark McArn, Richard Hoyle, Steve Buescher, Carolyn Paylor, and Steve Mitchell.

**Absent:** Ricky May, Phillip Jeffreys, Mary Solomon, and John Sledge

**Staff:** Jason Rogers, Scott Hammerbacher, and Donna Wood

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Mark McArn gave the invocation. William Holden made a motion, seconded by Fannie Brown to approve the minutes with corrections of the October 8, 2013 meeting. The motion passed unanimously.

### **Agenda Items:**

1. Request for a Map Amendment by Robert M. Crocker (Grace Haven Baptist Fellowship, Inc.) for property located at 726 Hicks Rd. (State Road 1125) from Mixed Use (MU) to Office Institutional (OI) in Franklinton Township.

Mr. Hammerbacher stated that Ryan Robert M. Crocker is requesting to rezone approximately 71.94 acres from Mixed Use (MU) to Office Institutional (OI). He stated that uses in each district are similar and either zoning district provides transition between residential and commercial uses. Mr. Hammerbacher stated that the requested rezoning is in general conformity with the land use plan. The proposed Office-Institutional zoning is not materially different from the existing Mixed Use zoning. The request is not spot zoning because the subject property is located adjacent to Mixed Use and Light Industrial (nonresidential) zones. Mr. Hammerbacher also stated that Office Institutional requires additional setbacks. He also stated there are streams and flood plain on the property that would not be developed in.

Mark McArn thanked Mr. Hammerbacher for clarifying the definition of spot zoning.

Robert Crocker stated that there is currently a Pavilion and bathroom facility on the property. He said in order to develop a church and retreat center in the future we needed proper zoning. He said they were hoping to build in the next few years.

Steve Buescher asked which category does retreat fall under?

Mr. Hammerbacher stated in the Office-Institutional zoning district it is a permitted use. Within the Mixed Use district it is a Special Use.

Mr. Wallace asked the Board if there was any other discussion on the request. Mr. Wallace and Board proceeded with the Rezoning checklist. The Board answered yes to all of the following questions.

- (1) Does the proposed zoning classification conform to the County Land Use Plan  

FINDING \_\_\_ Yes \_\_\_ No
- (2) Is there a public need for additional land to be zoned for this use/district?  

FINDING \_\_\_ Yes \_\_\_ No
- (3) If there is a need for additional land to be zoned to this district, should it be in this area, or would the public interest be better served if the zoning were done in another area of the county?  

FINDING \_\_\_ Yes \_\_\_ No
- (4) The granting of the rezoning request will not impose serious hardships on adjacent property owners in the form of noise, odors, signs, and/or other similar nuisances?  

FINDING \_\_\_ Yes \_\_\_ No
- (5) The request does not raise any legal questions such as “spot zoning”, “violation of precedents”, and the rule of reasonableness?  

FINDING \_\_\_ Yes \_\_\_ No
- (6) The granting of the rezoning request is of benefit to the general public and not solely for a private individual.  

FINDING \_\_\_ Yes \_\_\_ No
- (7) The request will not result in the lessening the enjoyment of use of adjacent properties?  

FINDING \_\_\_ Yes \_\_\_ No
- (8) The request would not have a serious impact on existing public facilities, such as schools, fire & rescue etc.  

FINDING \_\_\_ Yes \_\_\_ No

Richard Hoyle made a motion to approve as presented. Carolyn Paylor seconded the motion. The motion passed unanimously.

2. Other Business/Reports/Discussion

A.) Other Business

Mr. Hammerbacher reported that he had the approved set of revised bylaws for the Board. He stated that a quorum now required five (5) of the fourteen (14) members present. Each of the members received a copy of the revised bylaws.

Mr. Hammerbacher also reported on some population numbers he had seen. He stated over the next ten (10) to twenty (20) years 15,000 new residents are expected in Franklin County, meaning four (4) to six (6) thousand new homes. He said there would be a need for staff and the planning board to examine areas to focus growth in the future.

Carolyn Paylor asked what areas of the county has the growth been the greatest?

Mr. Hammerbacher stated the US1 Corridor and along the Wake County line.

Steve Mitchell asked Mr. Hammerbacher if all of the residential houses are costing the county.

Mr. Hammerbacher stated that there is certainly an upfront cost.

With there being no further business before the Planning Board, Chairman Wallace adjourned the meeting at 7:50 P.M.

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William Wallace – Chairman  
Franklin County Planning Board

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Jason Rogers – Clerk  
Franklin County Planning Board