

FRANKLIN COUNTY PLANNING BOARD

October 8, 2013

The Franklin County Planning Board held its regular monthly meeting on Tuesday, October 8, 2013 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Ricky May, William Holden, Steve Buescher, John Sledge, Mark McArn, Mary Solomon, Robert Mann, and Steve Mitchell.

Absent: Fannie Brown, Ronnie Pearce, Carolyn Paylor, Richard Hoyle and Phillip Jeffreys.

Staff: Jason Rogers and Scott Hammerbacher

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Mark McArn gave the invocation. Steve Mitchell made a motion, seconded by Steve Buescher to adopt the agenda as presented. The motion passed unanimously. John Sledge made a motion, seconded by Mary Solomon to approve the minutes of the June 13, 2013 meeting. The motion passed unanimously.

Agenda Items:

1. Request for a Map Amendment by Ryan Walker for property located at 2196 Sledge Road from Residential-1 (R-1) to Office Institutional (OI) on 2 acres in the Cypress Creek Township.

Mr. Hammerbacher stated that Ryan D. Walker is requesting to rezone approximately 2 acres from R-1 Residential to Office Institutional (OI). The property located across the highway is owned by Lake Royale Property Owners Association and is zoned Office Institutional. He stated that the property has been in operation as a Daycare for over six (6) years with a Conditional Use permit. He stated that within the petition the applicant has stated as Lake Royale continues to grow, the need for supporting high quality offices and institutional development has increased. Mr. Hammerbacher said that the permitted uses for Office institutional zoning were listed within the communiqué for the Board's consideration.

Ryan Walker stated he is here for questions. He said he intends to operate the property as a real estate/construction office.

Mr. Wallace stated he was concerned the about all the other possible uses Office institutional zoning would allow. He said he was not concerned with it becoming a real estate office.

Ryan Walker stated that his intention was to keep it as office spaces. He said low-impact office was the concept he has in mind.

Mr. Wallace stated that there is existing traffic congestion in front of Lake Royale. He stated that the rezoning could result in an increase in traffic which could be a potential hazard.

Ryan Walker stated that the building was previously a day care with approximately sixty kids and it was approved for one hundred fifty kids. He said that would be a considerably more traffic than a real estate office would generate.

Mr. Sledge asked can we condition this to restrict it to one use?

Mr. Hammerbacher replied yes. This Board could, but it would be ultimately up to the commissioners to decide. He said the Department of Transportation could require improvements to alleviate existing traffic concerns. He stated with the size of the tract of land, the applicant is limited with what they can do with the property.

Mr. Mann state he would think the traffic would be much less with a real estate office than a daycare.

Ryan Walker said yes a daycare is a high amount of traffic.

Mr. Mitchell stated that he thought it would be an improvement to the property and area. He said he had been by the property recently and that it was starting to look rundown.

Ryan Walker said we feel like it would be a good fit with the community.

Mr. Wallace stated that it does not meet the current land use plan.

Mr. Hammerbacher replied no it does not, but it does conform with existing land uses in the area.

Mr. McArn said he felt that office/retail would be a good fit to accommodate with residential.

Mr. Buescher stated that there is already Office institutional allowed in the area within the lake and this would seem to complement the existing office development.

Mr. Mitchell asked Mr. Hammerbacher if he felt like Department of Transportation would control the traffic situation. Mr. Mitchell stated that he would hate to see the property keep going down. He said he felt like it would fit in with the lake.

William Holden made a motion to approve as presented. Steve Buescher seconded the motion. The motion passed unanimously with Mr. Wallace abstaining.

2. UDO Text Amendment: Allow Distilleries/Breweries/Wineries as a Special Use Permit within the Agricultural Residential (AR), Residential-30 (R-30), Residential-40 (R-40), Mixed Use (MU) Districts and as a Permitted Use within the Highway Business (HB), Office Institutional (OI), Light Industrial (LI), Heavy Industrial (HI) and General Business (GB) Zoning Districts.

Scott Hammerbacher stated Distilleries/Breweries/Wineries have been gaining popularity across the state and planners have been trying to establish regulations and development standards for these. He stated that this text amendment had been before the board back at the June 13th meeting and was approved unanimously. He stated that during the following Board of Commissioners that the Commissioners felt that the proposed amendment should require a special use permit in residential districts rather than a conditional use permit. He stated staff had researched several ordinances across the state in order to establish regulations that it feels

would fit within the UDO. He stated the proposed amendment would provide staff with criteria to regulate the size and location. He stated there are numerous state and federal regulations to control each of these activities. He also noted that staff had added hard cider to the breweries definition at the request of Board member Mr. Buescher.

Steve Buescher made a motion, seconded by John Sledge to recommend approval of the proposed text amendment. The motion passed unanimously.

3. UDO Text Amendment: UDO Text Amendment: Allow Production of Manufactured Housing and Wood Buildings as a Conditional Use Permit within the Agricultural Residential (AR) Zoning District.

Mr. Hammerbacher stated Carl Allen with Cobb's Mill Utility Buildings has recently requested that "Production of Manufactured Housing and Wood Buildings" be added as a Conditional use in the Agricultural/Residential (AR) zoning district. Mr. Hammerbacher added within the communiqué is a list of the permitted uses allowed in the Agricultural/Residential zoning district. He stated that staff feels this request is consistent with Conditional Uses already allowed in the Agricultural/Residential zoning district.

Ms. Solomon asked if the applicant was the individual currently located on 561 HWY. Mr. Hammerbacher replied yes.

Mark McArn question why was it only allowed in the AR district? What about including the LI district as a permitted use?

Mr. Hammerbacher replied that is a good question. I certainly think that's something the board can discuss.

Mark McArn made a motion to approve the proposed text amendment as presented with the addition of allowing Manufactured housing, and wood building production within the LI zoning district as a permitted use. Mary Solomon seconded. The motion passed unanimously.

4. Other Business/Reports/Discussion
 - A.) Other Business

Mr. Hammerbacher reported that building permits had increased and there had been a thirty percent increase in revenues. He added that there had been no new subdivision submittal but existing inventory seems to be building out.

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

William Wallace – Chairman
Franklin County Planning Board

Jason Rogers – Clerk
Franklin County Planning Board