

## FRANKLIN COUNTY PLANNING BOARD

October 9, 2012

The Franklin County Planning Board held its regular monthly meeting on Tuesday, October 9, 2012 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Steve Beuscher, Fannie Brown, Mark McArn, Robert Mann, Ricky May, Steve Mitchell, Henry Nelms, Mary Solomon, and William Wallace.

**Absent:** William Holden, Richard Hoyle, Phillip Jeffreys, and Ronnie Pearce.

**Staff:** Scott Hammerbacher and Donna Wood.

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

Due to a large crowd in attendance for a request for a rezoning map amendment, the Board agreed to deviate from the agenda and review the map amendment first.

1. Map Amendment: Franklin County Mission, East River Road (State Road 1600) & George Leonard Road (State Road 1601), 5+ Acres, Agricultural Residential (AR) to Office-Institutional (O/I), Louisburg Township

Planning Director Scott Hammerbacher stated the Franklin County Mission is requesting the rezoning of approximately 5 acres on East River Road and George Leonard Road from Agricultural Residential to Office Institutional. He stated the future land use plan indicates that this property is intended for Agriculture/Residential. He stated there are no environmental features on the property, and there is no public water and sewer to this site. Mr. Hammerbacher reviewed the descriptions of the AR and O/I Districts. He requested that the board take a good hard look at the existing Agricultural Residential (AR) uses, and to also consider all the allowable uses under the Office/Institutional zoning district. He explained the rezoning and special use process, and explained that the Board is just reviewing the rezoning request/map amendment tonight, which will then open the opportunity for other permitted, conditional, and special uses of the O/I District. He asked that the board consider if this is an appropriate location for Office-Institutional zoning.

Lee Jeffreys, Pastor of Open Road Community Church stated there are 170 homeless children in Franklin County. He stated the purpose of this project is to provide a Christian based 501c3 nonprofit organizational facility in Franklin County. He explained the three (3) phased proposal for an emergency homeless shelter: Phase 1 will be for a homeless shelter for women, children, and families, and the existing facility is an ideal place with isolated rooms, and commercial kitchen and laundry, Phase 2 will be a men's emergency homeless shelter/facility and day incentive program, and Phase 3 will be a transformation program which will offer hope, healing, and transformation.

William Wallace asked if there will only be children, and Mr. Jeffreys stated there will be men also. Henry Nelms asked if security will be provided, and Mr. Jeffreys stated there will be security provided at the facility.

Mary Solomon asked Mr. Jeffreys to elaborate further on the proposal. She stated that she knows this property and area well and questioned what type of training could be provided for men on this property and in the community. Mr. Jeffreys stated he is working with VGCC on classes for GED, HVAC, and plumbing for trade skills to help put people back into society. Mrs. Solomon questioned why this type facility would be located out in the country and stated it would be better in the city. Mr. Jeffreys answered that they could not find a facility in town.

Mr. Wallace asked if Franklin County Mission is currently in operation, with funding. Mr. Jeffreys stated they have a regular source of funds and grants and are applying for 501C3 tax exemption.

Mr. Wallace stated he would like to hear from the community.

Ms. Stacy Lynn Waddell addressed the board and presented a petition with approximately 250 signatures. Ms. Waddell stressed the sense of community in the East River Road and Zollieville communities. She stated a small town is special for reasons ranging from a close sense of family and community to neighborly awareness and safety. She explained this is a historic African American community that spans several generations. She stressed that an institution of this type and size can be typically found in municipal settings and public locations where resources such as fire departments, police department, medical facility, supportive treatment facilities, help agencies and more abound-not in residential communities. She stated the residents of the East River Road and Zollieville community implore the board to not approve this proposal as it will disrupt a residential community, increase potential threats and concerns, and change the fabric of a large group of the county's citizens that depends so much on the special nature of their community.

Arthur Johnson, a nearby resident, addressed the board to state his agreement with Ms. Waddell's statement.

Mr. Hammerbacher reiterated again that this is just the rezoning from AR to OI, and the board should not consider specifics of this particular proposed use at this time.

T. O. Anderson stated he lives a stone's throw from this property. He stated he and his wife are 80 years old. He stated there are 9 widows in the community, there are 5 single family dwellings with ladies in their golden ages that should be able to feel secure. He expressed his opposition against the homeless shelter in their neighborhood, and stated the former Walmart building in Louisburg is available. Mr. Anderson stated the facility is not appropriate because bathrooms will be needed for each unit, and there is a safety concern for children with homeless men in the community.

Rose Gill questioned the appropriateness of the rezoning, and was concerned with what other things could come into the neighborhood. She implored the board not to rezone.

William Wallace stated the facility is a very good idea, but this is not the proper location in a quiet country community with single family dwellings and no services. He stated he would not want it in his community, and the current zoning is very appropriate for this area.

Mr. Hammerbacher stated the recommendation from the Planning Board will be reported or recommended to the Board of Commissioners at their November 19<sup>th</sup> meeting at 7:00 p.m. unless the request is withdrawn.

William Wallace moved, seconded by Mary Solomon, to recommend disapproval of the request for rezoning (map amendment) from AR to O/I. The motion passed by a majority vote of 8 to 1.

2. UDO Text Amendment: Article 6, Section 6-1 Table of Permitted Uses, Add Bakeries and Food Product Preparation As A Permitted Use in the General Business (GB) District.

Mr. Hammerbacher stated that a citizen has requested an amendment to the UDO to add bakeries as a permitted use in the General Business (GB) District. He explained there is very little land in the county zoned GB. The only area is the northwest corner of NC 96 and US 1. The request states that the General Business District already permits by right such uses as accessory uses to agricultural production, food store, restaurants, and assembly and packaging operations and many areas of manufacturing.

Jim Moss stated the proposed business interested in locating in the GB district is a substantial bakery that will create a number of jobs.

Steve Buescher moved, seconded by Steve Mitchell, to recommend approval of the proposed text amendment. The motion passed unanimously.

3. Special Use Permit by Franklin Solar LLC For A Solar Energy Farm on 17+/- Acres on Firetower Road (State Road 1002) in the Agricultural Residential (AR) Zoning District in Cedar Rock Township.

Mr. Hammerbacher stated Franklin Solar LLC is proposing to construct a solar farm off of Firetower Road off of NC 56 in the Agricultural Residential District on approximately 17 acres of a 138 acre parcel. He stated the area is low density residential and agricultural with Edward Best elementary and a convenience store located along NC 56. He explained that the solar farm will be approximately 500 feet off the road and will be surrounded by a vegetative buffer and a security fence with a Knox box on the gate to provide access by emergency services. There will be no daily employees, and expected traffic is 3+/- vehicles per month. He stated the proposed farm will require no water and sewer, and no lighting is proposed for the project.

Mr. Hammerbacher reviewed the solar energy farm requirements as listed in the Franklin County UDO, including structures shall not exceed twenty-five (25) feet in height as measured from finished grade at the base of the structure to its highest point, and be enclosed by a six (6) foot high fence. Also, solar farm facilities shall be removed, at the owner's expense within one hundred eighty (180) days of a determination that the facility is no longer being maintained in an operable state of good repair, and financial assurance may be required of the applicant to provide for the removal of the solar facilities.

Mary Solomon asked if this facility will be similar to the one recently located adjacent to the prison in Bunn, and it was stated that it will be similar.

Chris Killenberg explained that there will be a distribution line on site which will be utilized by Progress Energy for general electricity for the nearby area. He stated sites need to be open flat land which requires no grading.

William Wallace asked if trees and a six (6) feet high fence were sufficient to keep out animals and humans from getting hurt. Mr. Killenberg stated there are existing trees, and bushes will be planted along the fence which will have barbed wire.

John May asked several questions concerning the height of the solar panels and if damaged panels will be stored on site. Mr. Killenberg stated the site will be maintained and there will be no hazardous materials and any damaged panels will be taken off the site.

Steve Mitchell moved, seconded by Mary Solomon, to recommend approval of the special use permit for the solar farm. The motion passed unanimously.

With there being no further business before the Planning Board, Chairman Nelms adjourned the meeting at 7:55 P.M.

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Henry Nelms – Chairman  
Franklin County Planning Board

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Donna Woods – Clerk  
Franklin County Planning Board