

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

OCTOBER 10, 2006

The Franklin County Planning Board held its regular monthly meeting on Tuesday, October 10, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Members Present: Henry Nelms, William Holden, William Wallace, Melvin Cheaves, Richard Hoyle, Mary Solomon, Willie Bartholomew, Ronnie Pearce, Ricky May, Mark McArn, and Clara Frazier.

Members Absent: Philip Bues, Phillip Jeffreys and Terry Gilliam.

Others: Scott Hammerbacher, Tammy Davis, Pat Young, Jason Rogers and Bryan Batton.

Chairman Nelms called the meeting to order at 7:00 P.M., and welcomed everyone in attendance.

Willie Bartholomew gave the invocation.

Willie Bartholomew made a motion, seconded by William Wallace to approve the agenda as presented. The motion passed unanimously.

Richard Hoyle made a motion, seconded by Mary Solomon to approve the minutes from the September 12, 2006 meeting. The motion passed unanimously.

Agenda Items:

- #1. Subdivision Request: Golden Leaf Farm Subdivision, Preliminary Plat, Dunn Township, Pilot Bypass Road (State Road 1744) & Old US Hwy 64 (State Road 1770), R-40 District, 10 Lots.

Scott Hammerbacher stated the preliminary plan is for the subdivision of an approximately 11.49 acre tract into 10 residential lots. He stated the average lot size within the development is .94 acres. He stated an exemption of road standards connectivity ratio standard has been requested to allow one cul-de-sac street. He stated the subdivision will be served by private wells and individual septic systems. He stated the developer proposes a payment in lieu for recreation purposes. He stated the development will be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools will be required prior to securing building permits. He stated the plan was reviewed by the TRC and Planning Staff and it appears to meet UDO requirements with the following recommendations for conditions of approval as follows:

- All road design and entrances must meet NC DOT standards

- All utility plans will be approved by the Public Utilities Department prior to construction.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.

Clara Frazier questioned if there were problems with private wells and if it had been documented. Mr. Hammerbacher stated staff has received some reports of problems but none in the immediate area. Pat Young stated the County will be implementing a well testing program with very clear standards set by the State and this program should be in place within the next 12-18 months. He stated it would take 12-18 months for funding.

Willie Bartholomew made a motion, seconded by William Holden to approve the subdivision request. The motion passed by majority vote with Clara Frazier voting against the request.

- #2, Map Amendment: Mitchners Grove Baptist Church, 6.61 Acres, Franklinton Township, Mitchners Grove Way (Off NC 56 Hwy) & Phelps Road (State Road 1223), Light Industrial (LI) to Office-Institutional (OI).

Pat Young stated according to the Future Land Use Plan, the property is identified as Office & Institutional. He stated the surrounding properties along NC Hwy 56 are zoned Light Industrial, with some Heavy Industrial, Highway Business and Office & Institutional zoning. He stated the surrounding uses are primarily industrial and agricultural. He stated the proposed use of a church is in conformance with the County's Land Use Plan which has designated this area for Office & Institutional uses. He stated the proposed rezoning is in harmony with the existing land uses and the adopted Comprehensive Land Use Plan.

Mary Solomon made a motion, seconded by William Wallace to approve the map amendment. The motion passed unanimously.

- #3. Map Amendment: Harry Smith & Sarah Pickrel, 26.91 Acres, Franklinton Township, NC 56 Hwy, Office-Institutional (OI) to Mixed Use (MU).

Pat Young stated the Future Land Use Plan identifies the property as Office Institutional, with surrounding Light Industrial designation. He stated the overwhelming majority of surrounding properties along NC Hwy 56 between Louisburg and Franklinton are zoned Light Industrial. He stated the existing uses are primarily industrial and agricultural uses with a limited amount of residential dwellings. He stated the proposed rezoning to a designation allowing single-family dwelling units is not in conformance with the County's Land Use Plan which has designated this area for Office & Institutional uses. He stated the Office & Institutional Land Use designation has been located in areas that have already been developed or requires a transition between conflicting land uses. He stated industrial operations, with their processes, noises, odors and byproducts

that be inherent to their operations, are in natural conflict with low-density residential land uses. He stated the proposed Mixed Use zoning designation is not compatible with the O&I Land Use designation since it permits single-family dwellings adjacent to areas designated for Light Industrial uses. He stated within the immediate vicinity of the subject property are uses such as Katesville Pallet Mill, Carolina Sky Sports and Novozymes, which are located all identified for Light Industrial Uses.

Mr. Young stated NC Hwy 56 is identified on the County's Thoroughfare Plan as a four-lane highway in the future which could further facilitate economic development initiatives for non-residential development along NC Hwy 56 in the future and make single-family residential use a public safety hazard. He stated the requested rezoning could significantly impede the County's longstanding efforts towards industrial/institutional recruitment in the NC 56 corridor. He stated of the 24,468 acres of land designated for Light Industrial development within the County, there are only 6,442 acres of undeveloped land remaining with the Light Industrial designation in the unincorporated portion of the County. He stated the NC 56 corridor is one of only four substantial nodes of light industrial land availability and has been designated as a corridor for industrial development since the advent of zoning in the County in 1987.

Mr. Young stated the vesting of rights for and creation of additional single-family dwellings within this industrial corridor could significantly limit future economic development initiatives, due to potential incompatibilities between light industrial and low-density residential land uses. He stated the intent is to preserve this corridor for industrial use. He stated only approximately 24,000 acres are zoned light industrial and 13,000 acres are located on NC Hwy 56. He stated the county tax base is approximately 80 percent residential and 20 percent non-residential. He stated there is a need to increase the non-residential tax base to relieve tax costs of the residents. He stated zoning was created in the early 1900's to separate residential and industrial uses. He stated there are 74 existing residents who are in the same situation as the applicants. He reminded everyone that since the residents are existing, they can remain in existence.

Harry Smith presented and read a letter explaining the history of his property dating back to 1625. Ronnie Pearce questioned how long Mr. Smith has lived on the property. He stated he has lived in his home for 25 years. Mr. Pickrel questioned why the proposed property is zoned Office-Institutional and everything around it is zoned Light Industrial. Mr. Young stated someone needs 30 plus acres for industrial and the proposed property is 26.91 acres. Clara Frazier commented that since being the Planning Board, there are several occasions that she didn't agree with staff but she wanted to express that she supported the planning department in this issue. Mike Wheeler stated that everyone is talking about future development and forgetting those who worked in the past to get their property. Richie Duncan with Economic Development stated she would love to be able to resolve this matter in the best interest of the citizens

and the County, but Economic Development supports the Future Land Use Plan. Richard Hoyle questioned if the proposed could be considered spot zoning. Mr. Young stated it could possible be considered spot zoning.

Ricky May made a motion, seconded by Willie Bartholomew to approve the map amendment. The motion was denied by majority vote (7 to 4 vote) with Melvin Cheaves, Willie Bartholomew, Richard Hoyle and Ricky May voting for the map amendment recommendation.

- #4. Other Business Reports/Discussion
 - A.) Departmental Report
 - B.) Other Business/Reports/Open Forum

With there being no further business before the Board, Chairman Nelms adjourned the meeting at 8:00 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board