

FRANKLIN COUNTY PLANNING BOARD

September 11, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 11, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Mann, Johnnie Sledge, Mark McArn, Mary Solomon, William Holden, Steven Mitchell, Ricky May

Staff: Scott Hammerbacher, Brad Thompson, and Katie Rhyne

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

A motion to approve the agenda and minutes from August 14, 2018 was made by Steven Mitchell and was seconded by Johnnie Sledge. The motion passed by a vote of 7-0.

Agenda Items:

1. 18-REZ-05 Scott Hammerbacher presented a case by Connie Mack & Vickie Ray Robbins to rezone 8.88 acres off NC 39 Hwy in Dunn Township from Residential-40 (R-40) to Neighborhood Business (NB).

The application states that the proposed zoning change would allow for mini storage facilities. The residential growth in the immediate area has created a need for more storage facilities. The Future Land Use plan has this property designated for Office Institutional uses. The property is located approximately 350' (feet) from the center of a Commercial Node. Public water and sewer is not available to this site. The Neighborhood Business (NB) zoning district is established for business development serving the needs of the rural community. The Neighborhood Business (NB) standards are designed to promote low impact commercial development, and to protect nearby areas from undesirable aspects of commercial development. Landscape buffering is required for commercial projects located in this district adjacent to residential zoned parcels.

Johnnie Sledge asked if the Planning Board could consider limiting the petition to one use.

Scott Hammerbacher stated that in the past the uses had been limited by Conditional Rezoning.

William Holden asked if the mini storage facilities would have fences surrounding the use.

Scott Hammerbacher stated that if the applicant were to move forward with a mini storage facility, a fence would be a requirement as a condition for the zoning permit.

Connie Mack Robbins (8223 NC 39 Hwy S, Zebulon, NC 27597)

Mr. Robbins stated that he wished to utilize the land for profit. He stated that there was a need for mini storage facilities within the area. During the application for a zoning permit, he agreed to installing a fence, landscaping, and lighting for the site.

Cathy Ray (8222 NC Hwy 39 S. Zebulon, NC 27597)

Mrs. Ray stated that the family would not benefit from the rezoning of the property. She stated that a realtor had informed her the property values would drop. She explained that the land had been owned by the family for generations. She expressed concerns about the required fencing would be installed five feet (5ft) from her property lines. She had concerns regarding flooding, and stated that she felt a sedimentation pond would be required for the proposed use.

Mark McArn stated that he worked as a commercial real estate broker. He stated that this was a transitional area, and that he had sold land similar to this in Wake Forest and had not seen a decrease in neighboring property values for smaller lots.

Johnnie Sledge spoke of an applicant that applied for a daycare use. After neighbor complaints, the use was denied. A convenience store was permitted on the property instead.

Mark McArn asked about the need for stormwater facilities for the proposed use.

Scott Hammerbacher stated that it was hard to say without a site plan. He explained that a Soil and Erosion Control Plan would be approved from the state, and there was a vegetative buffer requirement of twenty feet (20ft) to abutting residential properties.

Cathy Robbins asked where the entrance and exit to the storage facility would be located.

Scott Hammerbacher stated that it would be shown on an engineered site plan during the zoning permit application. He stated that the applicant would be responsible to get an approved driveway permit from the Department of Transportation.

With no further discussion, Chairman Mark McArn entertained a motion.

William Holden made a motion to approve the rezoning. Ricky May seconded the motion. The motion passed with a vote of 7-0.

2. In other business, Scott Hammerbacher stated that the rate of subdivision applications had slowed down. Franklin County was continuing to see a steady rate of building permits being issued.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:31 PM.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board