

# Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on April 13, 2021 in the Board of Supervisors meeting room located in the Franklin County Government Center.

## **THOSE PRESENT:**

Sherrie Mitchell- Snow Creek District  
Debbie Crawford- Union Hall District  
David Clements- Rocky Mount District  
C.W. Doss, Jr.- Blue Ridge District  
David Pendleton- Blackwater District  
James Colby- Gills Creek District  
Angie McGhee- on phone

## **OTHERS PRESENT:**

Steven Sandy- Assistant County Administrator  
Lisa Cooper- Principal Planner  
Hannah Powell- Clerk

The meeting was called to order by Chairwoman Mitchell at 6:00 p.m. The next order of business was the approval of the minutes from the March 9, 2021 meeting. Chairwoman Mitchell asked of the Planning Commission if there were any comments or corrections to the minutes as written; there were none. Chairwoman Mitchell announced the minutes would stand as written.

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

**APPLICATION for SPECIAL USE PERMIT** – Application of Nicholas Montgomery, Applicant, and Norman L. Montgomery, Owner, requesting a Special Use Permit, with possible conditions, to allow for the operation of a kennel on an approximate 2.00 acre property currently zoned B-2, General Business District, and located at 3218 Wirtz Road in the Rocky Mount District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0350010800. This property has a future land use designation of Agriculture, Forestry/Rural Residential. Kennels are a permitted use by issuance of a Special Use Permit by the Board of Supervisors in B-2, General Business zoning districts (Case # SPEC-03-21-16863).

Mrs. Cooper began by explaining that the facility will offer indoor pet boarding for cats and dogs, with large outdoor runs and walking spaces, indoor playrooms for cats and dogs, and grooming/bathing services. The business will use approximately one-third of acre of the 2-acre property, located behind Rockingham Co-op business.

Mrs. Cooper went on to say that the kennel will use the 40' x 96' existing building at the rear of the property. The building will house a reception area, pet bathing room, grooming room, indoor play area, kennel cage area, kennel runs area, cat room, and utility rooms. There will be a 10-foot wall constructed to separate the kennel from Rockingham Co-Op business.

Mrs. Cooper stated that it was staff's opinion that the business will not be substantial detriment to adjacent property and most of the surrounding property is farmland expect for a home next door to the business. The owner of the residence also owns the parcel of land the kennel business will be located. Taking an already business property and reusing it with a use that will not be a detriment to the rural character of the area and would be supported by the County's Comprehensive Plan. This business will not be out of character with the Zoning Ordinance or Comprehensive Plan at this location. The Comprehensive Plan will support the special use permit with the conditions recommended by staff.

Mrs. Cooper concluded that staff recommends that the Planning Commission recommend approval of the request for a special use permit to allow for a kennel, in the B-2, zoning district subject to the following conditions:

1. The site shall be development in substantial conformance to the concept plan entitled “Country Side Boarding” dated February 25, 2021, prepared by Nickolas Montgomery.
2. Site plan shall be required and reviewed by the Virginia Department of Transportation.
3. The County’s Building Official shall require a site visit of the existing building to determine if a change of use is needed and proper permits will be required after the determination of the Building Official.
4. Virginia Department of Health will require a waste characterization and design by a professional engineer.
5. Dogs and cats will not be allowed outside overnight (from 9:00 p.m. to 7:30 a.m.) in the dog run area.

Mrs. Cooper offered to answer any questions.

Mrs. Crawford asked if there were state regulations that needed to be met.

Mrs. Cooper answered that she was not sure about state regulations but the applicant may be able to answer that question.

Chairwoman Mitchell asked to hear from the applicant.

Mr. Nicholas Montgomery stated that the kennel would not be a detriment to the surrounding areas. He added that they would be fixing up the existing building. Mr. Montgomery said he would have to look into state regulations.

Mrs. Crawford asked what happens to an animal that gets hurt or ill under their care.

Mr. Montgomery answered that his wife is a certified vet tech and that they have a close working relationship with the animal hospital. Also, he said they have an isolation room for sick pets.

Mrs. Crawford asked if the runs would be grass or dirt.

Mr. Montgomery said that outside runs would be grass and inside would have cement floors with rubber mats.

With no more questions, Chairwoman Mitchell opened the public hearing and asked if there was anyone present that would like to speak; there was not. She then closed the public hearing and the members had discussion among themselves.

Mrs. Crawford mentioned that she would like to see the following of state regulations added to the conditions.

Mr. Clements made a motion to APPROVE, stating that he found that that the proposed special use permit for a kennel property will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purposed and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to community and is consistent with the purpose and intent of the County’s comprehensive plan. I therefore recommend approval of this special use permit request in accordance with Sec. 25-638 of the Zoning Ordinance, with the five (5) conditions as recommended in the staff memorandum and with the addition of a sixth condition as suggested by Mrs. Crawford:

1. The site shall be development in substantial conformance to the concept plan entitled “Country Side Boarding” dated February 25, 2021, prepared by Nickolas Montgomery.
2. Site plan shall be required and reviewed by the Virginia Department of Transportation.
3. The County’s Building Official shall require a site visit of the existing building to determine if a change of use is needed and proper permits will be required after the determination of the Building Official.
4. Virginia Department of Health will require for the drainfield a waste characterization and design by a professional engineer.
5. Dogs and cats will not be allowed outside overnight (from 9:00 p.m. to 7:30 a.m.) in the dog run area.
6. Applicant shall comply with all required state regulations for kennels.

Mr. Doss seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

AYES: Doss, Colby, McGhee, Clements, Pendleton, Crawford, Mitchell  
 NAYES: None  
 ABSENT: None  
 ABSTAIN: None

Chairwoman Mitchell announced the next item on the agenda and asked for the staff report.

**APPLICATION for REZONE** – Application of Sandford D. McElheny, Applicant, and Lois J. Williams, Owner, requesting to rezone, with possible proffered conditions, from R-1, Residential Suburban Subdivision, to B-2, General Business, on an approximate .50 acre parcel located at 41 Wirtz Road in the Boone District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0360113700. This property is located within the 220 North Mixed Use Zoning Overlay District and has a future land use designation of Commercial Mixed Use. The applicant’s purpose of this rezone request is to make the property more desirable for purchase when it is listed for sale.

Mr. Sandy began by explaining that the owner of the property in question, Mrs. Lois Williams, also owns the two (2) parcels to the left that adjoin Plateau Plaza, and which are already zoned B-2, General Business District. The Williams’ property that the rezone request is concerning is the first parcel zoned R-1, Residential Suburban Subdivision there on Wirtz Road with four (4) other parcels following that are also zoned R-1. Mrs. Williams currently resides on the property.

Mr. Sandy went on to say that they have been directed by a local realtor to have the property rezoned to B-2, General Business, in order to make it more desirable for the area and easier to sell. The applicant and property owner indicated that Arrington Properties, LLC may be interested in purchasing the property in the future to allow for their own business expansion. However, according to the applicant, there are no current purchase offers.

Mr. Sandy stated that this property is located in the 220 North Mixed Use Overlay District which is intended “to promote a mixture of residential, office and commercial uses in an integrated and interconnected manner that allows for creative land use planning; provides safe and efficient pedestrian and vehicular access; preserves open space and scenic views; and presents an attractive transportation corridor along Route 220”.

Mr. Sandy continued by saying that the parcel is designated as Commercial Mixed Use for a future land use designation and it is located in a Designated Growth Area (DGA), therefore, the comprehensive plan supports this rezoning to guide growth along and around the important transportation infrastructure of Route 220 and Wirtz Road.

It will establish commercial parcels for redevelopment when the market allows to promote businesses already along the corridor and support residential developments with services. The corridor requires a concept plan as part of a rezoning request. No plan has been received to date.

Mr. Sandy concluded that staff recommends that the Planning Commission consider TABLING this request to rezone the approximate .50-acre parcel from R-1, Residential Suburban Subdivision to B-2, General Business until a concept plan can be provided in accordance with Section 25-502.3 of the County Code.

Mr. Sandy offered to answer any questions.

Mrs. Mitchell asked to clarify the boundaries of the 220 Overlay.  
Mrs. Cooper answered that it was at least 1000 feet off of Route 220.

Mrs. Mitchell asked where the entrance is on the property.

Mr. Sandy answered that there was no entrance on that parcel but on the other parcels the owner owns.

Mrs. McGhee asked why the other two parcels that Mrs. Williams owned was zoned B-2 and this parcel was not.

Mr. Sandy said he could not answer that question. He assumed that they were zoned that way in 1988 when zoning was implemented.

With no other questions, Chairwoman Mitchell asked to hear from the applicant.

The applicant or representative was not present.

Chairwoman Mitchell then opened the public hearing and asked if there was anyone present that would like to speak; there was not. She then closed the public hearing and the members had discussion among themselves.

Mr. Colby made a motion to DELAY ACTION, stating that he found that .....

Mr. Clements seconded the motion. The motion to delay action was approved. Voting on the motion was as follows:

AYES:	Doss, Colby, McGhee, Clements, Pendleton, Crawford, Mitchell
NAYES:	None
ABSENT:	None
ABSTAIN:	None

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

**APPLICATION for SPECIAL USE PERMIT** – Application of John Holland and Shirley Holland, Applicants, and John Sherrard Holland, Owner, requesting a Special Use Permit, with possible conditions, to allow for the short term tourist rental of a dwelling on an approximate 25.92 acre parcel currently zoned A-1, Agricultural, and located at 600 Jacks Mountain Road in the Union Hall District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0700008600. This property has a future land use designation of Agriculture, Forestry/Rural Residential. The short term tourist rental of a dwelling is a permitted use by issuance of a Special Use Permit by the Board of Supervisors in A-1, Agricultural zoning districts (Case # SPEC-02-21-16859).

Mr. Sandy began by saying that the short-term tourist rental of a dwelling is proposed on an approximate 0.25-acre portion of the total 25.92-acre parcel. A primary dwelling is located on the parcel along with a barn and a cabin, which is where the short-term rentals would take place. The applicants currently reside in the primary dwelling on the property and own two (2) large parcels in the surrounding area. Several other parcels in proximity are owned by family members of the applicants.

Mr. Sandy went on to say that vast amount of the land on nearby parcels is wooded and/or vacant. The closest home, other than the owner's dwelling, to the proposed short-term rental cabin is across the street and approximately 660 feet away. The owners were advised of their need for a special use permit by enforcement letter from the County's 3<sup>rd</sup> party vendor, Host Compliance. According to the Commissioner of the Revenue's office, the owners have paid all required taxes in full.

Mr. Sandy explained that due to the size of the lot, the location of adjoining properties, the applicants living in the primary structure on the lot, location of the cabin to the primary residence, pool, and tennis court and with abundance of tree cover and vacant land this short-term rental is not expected to adversely impact surrounding properties. The location of the request for short term rental will not change the character of the zoning district and will be in harmony with the purpose and intent of the County Code and Comprehensive Plan.

Mr. Sandy continued by saying that the comprehensive plan states as an objective to promote and expand the tourism industry within Franklin County with a strategy to encourage development of infrastructure that supports tourism the lodging, restaurants, etc. The comprehensive plan would support the special use permit for this property to be used as a short-term rental dwelling unit with conditions proposed.

Mr. Sandy concluded that staff recommends that the Planning Commission consider and approve the Special Use Permit to allow for the short-term tourist rental of a dwelling with the following four (4) conditions:

1. This special use permit authorizing the short-term rental dwelling on tax parcel # 0700008600 shall only apply to the existing cabin on the property. No additional dwellings on the property shall be used for short-term rental unless this special use permit shall be revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 5.5-72 and Section 25-138 of the Franklin County Code. The owner shall provide proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
3. The owner shall register the short-term rental use and shall have the proposed short-term rental inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable county codes.
4. Prior to using the property as a short-term rental use, the property owner shall provide documentation from the Virginia Department of Health and Franklin County Building Official that the home and septic system is approved for the dwelling. The owner shall also obtain an E-911 address for the short-term rental structure (cabin).

With no questions for staff, Chairwoman Mitchell asked to hear from the applicant.

Mr. Holland Perdue stated that he didn't have anything to add but would be happy to answer questions.

With no questions for the applicant, Chairwoman Mitchell opened the public hearing and asked if there was anyone present that would like to speak; there was not. She then closed the public hearing and discussion between the members ensued.

Mrs. Crawford made a motion to APPROVE, stating that she found that the proposed special use permit for an existing community dock will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purposed and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to community and is consistent with the purpose and intent of the County's comprehensive plan. I therefore recommend approval of this special use permit request in accordance with Sec. 25-268 of the Zoning Ordinance, with five (5) conditions as recommended in the staff memorandum.

Mr. Doss seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

AYES: Doss, Colby, McGhee, Pendleton, Clements, Crawford, Mitchell  
NAYES: None  
ABSENT: None  
ABSTAIN: None

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

**APPLICATION for REZONE** – Application of Joel R. Shepherd, Applicant, and Shepherd Properties, LLC, Owners, requesting an amendment to an existing PCD zoning concept plan. The purpose of the request is to amend the existing PCD masterplan to adjust proposed building location, revise deviations and allow fire lane encroachment in landscape buffer without altering planting density. The property is currently partially zoned A-1, Agricultural, and PCD, Planned Commercial Development District, and located on Virginia Market Place Drive in the Boone District of Franklin County and is further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0440000600. The property is also located within the 220 North Mixed Use Zoning Overlay District has a future land use designation of Commercial Mixed Use.

Mrs. Cooper began by explaining that the purpose of the request is to amend the existing masterplan and to adjust proposed building locations especially the location of the warehouse for Virginia Furniture Market to the rear of the property. The masterplan is proposed to change from having a conceptual layout of buildings to Future Development Area A and B. This will give the applicant/property owner more flexibility in the undeveloped area of the masterplan.

Mrs. Cooper went on to say that in addition, the applicant/property owner is requesting the original deviation number 2 be eliminated, which was a reduction in the required number of loading docks for the furniture store. The request is for the proposed warehouse to adhere to the requirements of Section 25-85(3) of the County's Zoning Ordinance with the respect to the minimum number of loading spaces allowed.

Mrs. Cooper stated that the applicant/owner is requesting to modify proffer number 2 to read the following: "The maximum impervious coverage of the PCD District shall be 70% guaranteeing that a minimum of 30% of the PCD area shall remain uncovered." The original proffer allowed provided an uncovered area of 36% and a total covered area of 64%. However, the original proffer stated "the concept plan is preliminary in nature and final site design may require minor changes because of topography and other engineering design issues.

Mrs. Cooper said that any increase in covered area due to engineering design issues shall not exceed a total covered area of 70% thus guaranteeing that a minimum of 30% of the PCD area shall remained uncovered." The change is requested to simplify the maximum impervious coverage and minimum uncovered area language without changing those maximum and minimum values.

Mrs. Cooper continued by saying that Virginia Market Place is developing as intended along the primary corridor with not creating strip development along the corridor and developing connectivity between the commercial uses in the development. This application meets the intent, goals, objectives, and strategies of the Comprehensive Plan and the 220-North Corridor Plan. The property is located in a Designated Growth Area of the County where commercial growth is needed to support the surrounding residential and commercial area. The comprehensive plan supports the changes to the masterplan of this development with the proffers supplied by the applicant/property owner.

Mrs. Cooper concluded that the planning staff recommends that the Planning Commission recommend approval of the request for an amendment to an existing PCD zoning concept plan to amend the location on the existing PCD masterplan for the Virginia Furniture Market warehouse, amend the wording of proffer number two (2) regarding the maximum amount of impervious coverage and the minimum uncovered area in the PCD, eliminate the deviation to reduce the number of loading docks, and allow fire lane encroachment in landscape buffer without altering planting density.

Mrs. Cooper described the revised proffers as follows:

- 1) The property shall be developed in substantial conformance with the Rezoning and Special Use Permit Requests Concept Plan and Reports for Virginia Market Place dated October 31, 2006, revised January 2, 2007, prepared by Orient Bay, LLC and others, **revised February 25, 2021, entitled "Virginia Market Place Commercial Center Revised Masterplan prepared by Lumsden Associates, P.C."**
- 2) ~~The Concept Plan provides for a projected total uncovered area of 36% and a total covered area of 64%. The Concept Plan is preliminary in nature and final site design may require minor changes because of topography and other engineering design issues. Any increase in covered area due to engineering design issues shall not exceed a total covered area of 70%, thus guaranteeing that a minimum of 30% of the PCD area shall remain uncovered.~~ **The maximum impervious coverage of the PCD District shall be 70% guaranteeing that a minimum of 30% of the PCD Area shall remain uncovered.**
- 3) The designations of proposed uses as set forth on the Concept Plan are projected proposed uses and the exact uses are unknown. Accordingly, the developer reserves the right to reconfigure the proposed location of uses provided that any revision shall not exceed the total square footages proposed for the project and such use is permitted in the PCD zone, as amended. **The following uses shall not be permitted uses: Boat Clubs, Cemeteries-Community and Commercial, Golf Clubs, Clubhouses, Golf Courses, Marians, Mobile Home Sales, Piers, docks-Commercial, and Railroad Facilities.**
- 4) The Developer or his approved designee shall provide for Architectural Review for any building in order to assure that complementing forms and materials are used to create continuity within the development. Architectural detail shall be incorporated to create architectural character. Detail includes highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings. Buildings with flat roofs shall have a decorative cornice at the top of all walls. Appropriate screening shall be provided for any roof mounted mechanical equipment. Developer will confer with the Planning Department in regard to architectural design of any building (including the utility building for the sewage treatment plant) prior to site plan submission.

- 5) Solid waste disposal shall be handled individually on each site and all dumpster facilities shall be screened from adjacent properties.
- 6) Upon approval of the rezoning request the applicant shall submit a Traffic Analysis Report that meets Virginia Department of Transportation requirements for entrance permit approval.
- 7) The Developer will provide shared reciprocal parking agreements as the Developer deems necessary to assure adequate parking in the event of any future divisions of the property.
- 8) The proposed landscape material to be utilized within the required traffic median of the proposed entrance shall consist of low growth ornamental shrubbery that will not impede sight distance.
- 9) If necessary, to support the development, applicant shall encumber its adjoining property with an easement, running with the land, to provide for storm water management ponds to serve the subject properties and development.
- 10) All phone, cable and electric utilities serving the development and the sewer facility will be underground.

Mrs. Cooper offered to answer any questions.

With no other questions, Chairwoman Mitchell asked to hear from the applicant.

Mr. Joel Shepherd stated that he felt that what they are requesting is consistent with the area. He said we simply need this to support our business. He offered to answer any questions.

Mrs. Crawford asked if the warehouse would be open to the public.

Mr. Shepherd answered that it would be a distribution type of warehouse.

With no other questions, Chairwoman Mitchell opened the public hearing and asked if there was anyone present that would like to speak.

Mildred Thompson said that she owned adjoining property and that she had concerns about the fire lane that is proposed to be built.

Mrs. Cooper assisted in clarifying for Mrs. Thompson where the fire lane would be constructed.

Mrs. Donna Wingfield said that the survey the applicant had was not consistent with the survey she had from 1994. She asked what was going to be done to protect the residents nearby. She added that there was runoff from the property all the way across the street.

Mr. Andrew Lumsden answered Mrs. Wingfield's concerns regarding stormwater, stating that their development would be draining everything to the stormwater management facility. The drainage path will be maintained as it was prior to it being developed.

With no one else to speak, Chairwoman Mitchell closed the public hearing and discussion between the members ensued.

Mrs. Crawford made a motion to APPROVE stating that she found that such rezoning will not be of substantial detriment to adjacent property that the character of the surrounding area will not be changed thereby, and that such rezoning will be in harmony with the purpose and intent of the County Code and the Comprehensive Plan.

Therefore, I move to recommend to approval the request for the existing PCD zoning concept plan for the purpose to amend the existing PCD masterplan to adjust the building location, revise deviations and proffers and allow fire lane encroachment in the landscape buffer without altering planting density.

Mr. Colby seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

AYES: Doss, Colby, Pendleton, Clements, McGhee, Crawford, Mitchell  
NAYES: None  
ABSENT: None  
ABSTAIN: None

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

**APPLICATION for SPECIAL USE PERMIT** – Application of Gerald Wingfield, Applicant, and Marlyn J. Bowman and Connie K. Bowman, Owners, requesting a Special Use Permit, with possible conditions, to allow for outdoor display on a business property. The property is currently zoned B-2, General Business District, and located on the corner of Route 122 and Burnt Chimney Road in the Gills Creek District of Franklin County and further identified by Tax Map/Parcel # 0280012000. The property has a future land use designation as the Village of Burnt Chimney and the property is located in the ½ mile buffer of the village. Outdoor display on a business property is a permitted use in the B-2, General Business District by issuance of a Special Use Permit by the Board of Supervisors.

Mrs. Cooper began by saying that Gerald Wingfield owner of Blue Ridge Stone Sales, LLC, DBA as The Rockyard is requesting a special use permit for outdoor display on business property for stockpiles and display of stone. The parcel is four (4) acres and will be shared with a convenience store/gas station and abandoned car wash. The land use and building permits have been issued for the employee service building.

Mrs. Cooper went on to say that the site plan has not been approved due to the request of the Western Virginia Water Authority to add a 12-inch watermain and water meter to be shown on the site plan along with other existing easements. The Building Official will require a porta john with water and maintenance/service agreement from facilities for employees.

Mrs. Cooper explained that the property is in the Village of Burnt Chimney, which is a commercial area providing services for residential properties and commercial business in the surrounding area of the village. The County’s Comprehensive Plan states “A village is the primary focus for local services, social activities, and community life as well as providing opportunities for employment. The commercial services include convenience shopping, general business, and professional services that serve the needs of the surrounding rural community.” The Comprehensive Plan would support this type of business to serve the surrounding community, developers, and contractors. The business will not be out of character with the Zoning Ordinance or Comprehensive Plan and keep with the character of the village.

Mrs. Cooper concluded that staff recommends that the Planning Commission recommend approval of the request for a special use permit for outdoor display on business property, in the B-2, zoning district subject to the following conditions:

1. The site shall be developed in substantial conformance to the site/concept plan entitled “New Stone Yard for Blue Ridge Stones Sales, LLC” dated August 3, 2020, prepared by Waller Engineering & Land Surveying, Inc./Christopher H. Waller, professional engineer.
2. Site plan and sign permit shall be required for review and approved by the Planning and Community Development Department. Western Virginia Water Authority requires the 12-inch watermain and water

- meter running along the Burnt Chimney Road property line to be shown on the site plan along with any existing easements. No structures shall be allowed in the existing easements.
3. A portable toilet with water shall be required for employees per Franklin County Building Official. Applicant shall provide a maintenance/service agreement to the Franklin County Building Official. If abandoned car wash is to be used as part of the business a change of use is required by the Building Official.
  4. Hours of operation shall be limited to Monday thru Friday from 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m. when available.
  5. Any graywater usage will require a waste water disposal permit from Virginia Department of Health.
- Mrs. Cooper offered to answer any questions.

Chairwoman Mitchell asked to hear from the applicant.

Mr. Gerald Wingfield asked for clarification about the condition regarding graywater.

Mrs. Cooper suggested that he contact Brent Williams at the health department.

Mr. Wingfield said that he didn't have anything else to add. He offered to answer questions.

Mr. Clements asked if he foresaw any problems with trucks entering and leaving.

Mr. Wingfield answered that he did not think so.

With no other questions, Chairwoman Mitchell opened the public hearing and asked if there was anyone present that would like to speak; there was not. She then closed the public hearing and the members had discussion among themselves.

Mr. Colby made a motion to APPROVE stating that he found that that the proposed special use permit for outdoor display on business property will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purposed and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to community and is consistent with the purpose and intent of the County's comprehensive plan. I therefore recommend approval of this special use permit request in accordance with Sec. 25-638 of the Zoning Ordinance, with five (5) conditions as recommended in the staff memorandum.

Mrs. Crawford seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

AYES:	Colby, Doss, Clements, Pendleton, McGhee, Crawford, Mitchell
NAYES:	None
ABSENT:	None
ABSTAIN:	None

Chairwoman Mitchell stated that the next item on the agenda was citizen comment and asked if there was anyone present that would like to speak on any topic; there was not.

Chairwoman Mitchell said the next item on the agenda was a follow up discussion on solar facilities and asked to hear from staff.

Mrs. Cooper discussed the solar information she had given to the Planning Commission regarding solar regulations in other jurisdictions. She asked for guidance as to how the Planning Commission would like to proceed going forward.

It was determined that a draft ordinance addressing solar should be brought to the Planning Commission for their review at their May meeting.

With no other business, the meeting was adjourned at 8:59.

Hannah L. Powell, Clerk  
Franklin County Planning Commission

April 13, 2021  
Date