

Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on June 8, 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 – Boone District

THOSE ABSENT:

OTHERS PRESENT:

Carrie Spencer – Director of Planning
Lisa Cooper- Principal Planner
Timothy Mack – Senior Planner
Tina H. Franklin- 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 May 11, 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 REZONING –

Application of Jay Schott and SML Partners, LLC, Owner, request to rezone, with possible proffers, an approximate 195 acres of property currently in three parcels from A-1, Agricultural, to RPD, Residential Planned Development.

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

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

APPLICATION for SPECIAL USE PERMIT –

Application of Billy Martin, applicant and owner, requesting a special use permit, with possible conditions, to allow for the Short-Term Tourist Rental of a dwelling on an approximate 1-acre parcel currently zoned A-1.

Mr. Colby made the motion to APPROVE, and Mr. C. W. Doss seconded the motion. The motion to approve was approved. Voting on the motion was as follows:

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

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

APPLICATION for SPECIAL USE PERMIT –

Application of Jeff and Jennie Zdenek, Applicants, and J Cubed Holdings, LLC, Owner, requesting a special Use Permit, with possible conditions, to allow for an RV Campground and Tourist and Resort Facilities Development on an approximate 16 acres of property currently zoned A-1.

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

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

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

OLD BUSINESS:

Discussion of the Solar Ordinance.

Mr. Timothy Mack presented the solar draft ordinance to the Planning Commission stating that Mr. Sandy wanted us to move forward with continuing the discussion on the Solar Ordinance.

Mr. Colby asked if staff was suggesting that we revise what we previously discussed. He indicated it was inadequate for him to comment on these revisions.

Mrs. Mitchell asked what was different from last month. Mr. Mack stated Mrs. Mitchell indicated we did away with the

Mr. Chris Didak, County Attorney explained why the revisions were suggested.

Mr. Colby stated these two (2) paragraphs were to replace what was here.

Mrs. Spencer stated she could get into a more granular definition if the commissioners would like.

Mrs. Mitchell asked if we had a commissioner on the phone line that had any questions or comments. Mrs. Cooper stated she was sending them the changes.

Mr. Steve Farrar, citizen stated his main point is apart from the merits of the solar farm. Mrs. Mitchell stated we were not looking at a specific proposal this evening other than the adoption of the solar ordinance. Mrs. Spencer indicated this was to adopt regulations so when the county receives an application the Planning Commission would have guidance on their review. Mr. Farrar stated let's not create a dead zone and stick to the development plan.

Mrs. Cheryl Ege, citizen encouraged the commissioners to adopt a strong solar ordinance.

No one else spoke.

Mrs. Deborah Crawford stated her comment is that she would like to do a workshop with the Board of Supervisors. She indicated today she received a document from Mr. Colby and has not had a chance to look into it.

Mrs. Cooper stated that meeting is on the day of the Board of Supervisors work session but is not like some of the meetings that the Planning Commission and the Board of Supervisors. Mrs. Cooper indicated that it usually does not allow citizens to speak but will take staff input.

Mrs. Cooper stated Mr. Sandy is out of town and it would give Mrs. Spencer some time to sit down and discuss with him that he would like to see in the ordinance.

Mr. Colby went through his thoughts and comments. He stated in regard to the application he has difficulty with the specificity of the wording and stated under the concept plan he has an issue with item number three (3) if we are going to consider an application of a special use permit and in regard to item number four (4) he has difficulty with the word provided that these requirements should not exceed the DOT requirements and item number six (6) where it talks about fencing and other methods and in regard to number seven (7) (c) it is a repetition and the soil types he does not know why private soil scientists could not work with us on that instead of public.

Mr. Colby submitted suggested additional 3 provisions to be included in the required application package submission which follows:

- Statement addressing why the applicant believes the proposed action will not be of substantial detriment to the adjacent property.
- Statement addressing why the applicant believes that the character of the zoning district will not be changed by the proposed action.
- Statement by the applicant explaining how the proposed action will be in harmony with the purposes of Chapter 25 of the Franklin County code of ordinances, with the uses permitted by right in the zoning district, with additional regulations provided in sections 25-111 through 25-137 supplementary regulations, and amendments, of this chapter and with the public health, safety and general welfare.

Mr. Colby also referenced the following excerpt:

- The Franklin County Board of Supervisors hereby reserves unto itself the right to issue all special use permits permitted hereunder. Special use permits for uses as provided in this chapter may be issued upon a finding by the Franklin County Board of Supervisors that such use 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 purpose and intent of this chapter, with the uses permitted by right in the zoning district, with additional regulations provided in

sections 25-111 through 25-137, supplementary regulations, and amendments, of this chapter, and with the public, safety and general welfare.

Mr. Colby also submitted a proposal to limit solar facilities in the RPD district to Onsite only, i.e. exclude Solar Utility Facility from the Residential Planned Districts. He stated his reasons are as follows:

1. Be consistent with other residential districts.
2. Be consistent with current treatment of other public utilities and public-utility structures in our zoning ordinance. I.E. allowed by right in M-1 and M-2 districts. Require a special use permit n A-1, B-2, and PCD districts.
3. Solar Utility facility directly conflicts with provisions of the RPD district.

Mr. Colby talked about the purpose of the RPD (Residential Planned Unit Development District).

The Commission asked that staff make the suggested changes to the draft ordinance and bring a revised draft back for consideration at the July meeting.

With no other business, the meeting was adjourned at 7:51.

Tina H. Franklin, Clerk
Franklin County Planning Commission

June 8, 2021
Date