

# Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on July 14, 2020 in the Board of Supervisors meeting room located in the Franklin County Government Center.

**THOSE PRESENT:**

Sherrie Mitchell- Snow Creek District  
Jim Colby- Gills Creek District  
Angie McGhee- Boone District  
Debbie Crawford- Union Hall District  
David Clements- Rocky Mount District  
C.W. Doss, Jr.- Blue Ridge District

**THOSE ABSENT:**

David Pendleton- Blackwater District

**OTHERS PRESENT:**

Steven Sandy- Director of Planning & Community Development  
Lisa Cooper- Principal Planner  
Hannah Powell- Clerk

The meeting was called to order by Steven Sandy at 6:00 p.m. The first order of business was the roll call. The next order of business was the election of a Chairman and Vice-Chairman.

Mrs. McGhee made a motion to nominate Mrs. Mitchell. Mrs. Crawford seconded the motion. The motion was approved. Voting on the motion was as follows:

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

Mr. Clements made a motion to nominate Mrs. Crawford for Vice-Chairman. Mr. Doss seconded the motion. The motion was approved. Voting on the motion was as follows:

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

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

**APPLICATION for SPECIAL USE PERMIT** – Application of George I. Vogel, III, Applicant, and Westlake Pointe Property Owners Association, Inc., Owners, requesting a Special Use Permit with possible conditions, to allow for a boat storage yard on an approximate 12.00 acre property, currently zoned RPD, Residential Planned Unit Development District, located on Morewood Road in the Gills Creek District of Franklin County and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0150003309. Boat storage yards are a permitted use by Special Use Permit in RPD, Residential Planned Unit Development, zoning districts. The property is located in the Westlake Hales Ford Designated Growth Area with a future land use designation of Suburban Residential two (2) units per acre.

Mr. Sandy began by explaining that the requested Special Use Permit is to bring the property into conformance with the County Code. The property owners have been allowing boats, trailers, and recreational vehicles to be stored on the property. After receiving a complaint about the storage yard, the property owners were contacted by County staff

and informed that a boat storage yard in RPD Districts require a special use permit issued by the Board of Supervisors. Since applying for a special use permit, the property owners have initiated a clean up of the property by removing several boats, trailers, and a recreational vehicle.

Mr. Sandy went on to say that the requested special use permit for this particular property would be consistent with the policies of the suburban residential and intent of the comprehensive plan. This special use permit would not be substantial detrimental to the surrounding properties or community as long as the property is protected with conditions as suggested above. He added that Public safety will need to ensure their ability to ingress and egress the property in the event of a fire as well as the property owner's ability to contain and prevent leakage of any hazardous waste materials.

Mr. Sandy concluded that staff recommends that the Planning Commission consider and approve the Special Use Permit for a "Boat Storage Yard" with the following five (5) conditions:

1. Usage of the property shall be limited to 1.5 acres of the total 12 acre property. Expansion will require the issuance of a new special use permit by the Board of Supervisors.
2. Storage on the property shall be limited to only boats, personal watercraft, and trailers and all boats/personal watercraft/trailers stored on the property are to be in operable condition.
3. No storage shall be allowed within yards or setback areas required by the Zoning Ordinance.
4. Storage area shall be fenced and gated. Access shall be provided to Franklin County Public Safety. Storage area shall be screened from Morewood Road by a single row of Green Giant Arbivita trees that are 4-6 feet tall at time of planting and spaced 10 feet apart.
5. A minor site plan of the boat storage yard must be submitted to Franklin County Zoning Administrator for review and approval within sixty (60) days of approval of the special use permit.

Mr. Sandy offered to answer any questions; there were none.

Chairwoman Mitchell asked if anyone had questions for Mr. Vogel; No one did. Chairwoman Mitchell then opened the public hearing and asked if there was anyone present that would like to speak.

Mr. Dewirt stated that he was an adjoining property only and just wanted to make sure that his property was protected.

Chairwoman Mitchell then closed the public hearing and the members had discussion among themselves.

Mr. Colby made a motion to approve, stating that he found that he find 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 the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community. Therefore, I move to recommend approval of the petitioner's request for a Special Use Permit for a "Boat Storage Yard" in accordance with Sec. 25-295 of the Zoning Ordinance, with the 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, McGhee, Clements, Colby, Crawford, Mitchell  
NAYES: None  
ABSENT: Pendleton  
ABSTAIN: None

Chairwoman Mitchell said 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 announced the next item on the agenda as a work session on short term rentals and asked to hear from staff.

Mr. Sandy began by explaining that citizens have asked that the County consider additional regulations concerning short-term rental. The Board of Supervisors considered the proposals at their June meeting. Requested Planning Commission to consider possible lot size and setbacks for short term rentals. The Planning Commission is to discuss possible additional zoning regulations and send recommendations to the Board of Supervisors. If the Board accepts the proposals, this process will require a public hearing before both the Planning Commission and Board of Supervisors before additional zoning regulations can become effective.

Mr. Sandy added that the potential setback requirements are to create a minimum distance between structures (e.g., 200 feet) and a minimum lot size (e.g. 1 acre).

The members of the Planning Commission along with Mr. Sandy discussed their thoughts and ideas on the proposed regulations. The Planning Commission agreed to hold another work session the following month when all of the members would be present.

With no other business, the meeting was adjourned at 7:40 p.m.

Hannah I. Powell, Clerk  
Franklin County Planning Commission

Date 7/31/2020