

# FRANKLIN COUNTY PLANNING COMMISSION

## PUBLIC MEETING MINUTES

6:30 P.M., MAY 18<sup>th</sup>, 2017 AT THE COUNTY COMMISSIONERS MEETING ROOM  
FRANKLIN COUNTY ANNEX

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### ATTENDANCE:

**MEMBERS:** L. Spencer, R. Welton, Chair, L. Thurston, K. Jones, D. Stottlemire and S. Valencia were present. J. Peckham and R. Bowers were excused. D. Barkley was absent.

**STAFF:** Larry D. Walrod, Planning Director and Deann Farrell were present

**COMMISSIONERS:** None were present.

**ADMINISTRATOR/CO COUNSELOR:** None were present.

**PUBLIC:** One (1) person signed in. Sign-in list is part of the official file copy located in the Planning Office.

**NOTES:** Chair called the meeting to order at 6:30 p.m.

### GENERAL BUSINESS:

**ADOPTION OF THE AGENDA:** Chair asked if there were any amendments to the May 18, 2017 Agenda. Staff stated there were none. L. Spencer made a motion to approve the agenda as presented. The motion was seconded by L. Thurston. The Chair called for voice vote. All voted in favor. The agenda was approved 6-0 as presented.

**APPROVAL OF MINUTES:** April 20, 2017 Public Meeting

**NOTES:** Chair asked if there were any corrections to the April 20, 2017 Public Meeting Minutes. There were none. Chair asked for a motion. K. Jones made a motion to approve the minutes of the April 20, 2017 Public Meeting as written. The motion was seconded by L. Spencer. The Chair called for voice vote. The minutes were approved 5-0-1 abstain as written.

**COMMUNICATIONS:** There were none.

**EX PARTE COMMUNICATIONS:** There were none.

**PUBLIC MEETING ITEMS:** The Chair opened Public Meeting Items.

1. *Application #1704-1476 (Laurie) to rezone approximately 15.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to rezone approximately 25.00 acres from A-1 (Agriculture) Zoning District to an A-2 (Transitional Agriculture) Zoning District. Said property is located near the intersection of Eisenhower Road and Riley Road, on the West side of Eisenhower Road and approximately one-half (1/2) mile North of Riley Road, in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 03, Township 16 South, Range 19 East.*

**Staff Presentation:** The Chair opened Staff Presentation. Staff stated that the applicant is requesting to rezone approximately 15.00 acres from an A-1 (Agriculture) District to an R-E (Residential Estate) District and to also rezone approximately 25.00 acre from A-1 (Agriculture) District to the A-2 (Transitional Agriculture) District. The property is located near the intersection of Eisenhower Road and Riley Road, on the West side of Eisenhower Road and approximately one-half (1/2) mile North of Riley Road, in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 03, Township 16 South, Range 19 East. The purpose for the rezoning is to permit the division of approximately 15.00 acres, with the existing residence, for refinancing purposes. The applicant would retain the remaining approximately 25.00 acres to be used for pasture ground for cattle. The remaining 25.00 acres has to be rezoned to the A-2 Zoning District because it no longer meets the minimum 40.00 acres required for the A-1 Zoning District. The property is currently served with on-site water and on-site sanitation so it does satisfy the primary objectives of the County Comprehensive Plan and Zoning Regulations. It also meets the minimum lot size, lot length-to-width ratio and other requirements of the County Subdivision and Zoning Regulations. Staff finds that the rezoning request is substantially in compliance with the goals and objectives of the County Comprehensive Plan and the County Zoning Regulations. In consideration of the rezoning, the Planning Commission should look at the thirteen (13) findings of fact based on the guidelines that are listed in your Staff Report along with the factors from the Golden Case. Notice was sent to twelve (12) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning request. After reviewing the character of the surrounding area and the policies of the Comprehensive Plan, Staff recommends that the Planning Commission adopt the attached draft resolution recommending approval of rezoning application #1704-1476 to rezone approximately 15.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to rezone approximately 25.00 acre from an A-1 (Agriculture) Zoning District to the A-2 (Transitional Agriculture) District based on the findings as set forth in the resolution and forward a recommendation to the County Commissioners to rezone the property and to amend the County Zoning Map accordingly. The Chair closed Staff Presentation.

**Applicant Presentation:** The Chair opened Applicant Presentation. Reece Laurie, the applicant, was present. Mr. Laurie stated he had nothing further to add unless the Planning Commission had any questions. The Chair closed Applicant Presentation.

**Public Comment:** The Chair opened Public Comment. There were none. The Chair closed Public Comment.

**Board Discussion.** The Chair opened Board Discussion. There were none. The Chair closed Board Discussion.

The Chair asked for a motion. K. Jones made a motion to recommend approval of application #1704-1476 (Laurie) to rezone approximately 15.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to rezone approximately 25.00 acres from A-1 (Agriculture) Zoning District to an A-2 (Transitional Agriculture) Zoning District. Said property is located near the intersection of Eisenhower Road and Riley Road, on the West side of Eisenhower Road and approximately one-half (1/2) mile North of Riley Road, in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 03, Township 16 South, Range 19 East, based on Staff recommendations and the findings as stated in the Staff Report. The motion was seconded by S. Valencia. Chair called for a roll call vote.

Welton	Yes	Spencer	Yes	Peckham	Excused
Thurston	Yes	Barkley	Absent	Jones	Yes
Valencia	Yes	Bowers	Excused	Stottlemire	Yes

Motion carried 6-0.

**NON-PUBLIC MEETING ITEMS:** There were none.

**PUBLIC COMMENT SECTION:** The Chair opened Public Comment. There were none. The Chair closed Public Comment.

**GENERAL BOARD DISCUSSION:** The Chair opened General Board Discussion. D. Stottlemire stated that he was out by the site where they were operating the Bettis Asphalt Plant that was previously approved by the Planning Commission and County Commissioners. D. Stottlemire stated the site looks real nice. They have done a good job making it look professional. There is a large section where they have hauled in a bunch of rock and packed it down and they have installed a berm all the way around the site.


Chair stated that for the next two (2) meetings he would not be in attendance due to scheduling conflicts. However, his intentions are to make it work, but he would not be able to attend the next two (2) meetings.

Staff stated that at the next Planning Commission meeting he would be asking for a motion to consider amendments to certain requirements in the Zoning Regulations relative to setbacks associated with accessory structures and also redefining what is considered an accessory structure. There seems to be a great deal of confusion as to what is considered an accessory structure and what might be an agricultural exempt structure. Sometimes those structures are interrelated so the Planning Department would like to clarify that a little better and to explicitly address the setback requirements associated with each of those structures. So Staff would be asking for a motion to direct Staff to consider setting a Public Hearing to readdress those amendments to the Zoning Regulations.

L. Thurston stated that he also would not be in attendance to the June meeting. The Chair closed Board Discussion.

**CALENDAR:** The next Planning Commission Public Meeting will be held **Thursday, June 15<sup>th</sup>, 2017, at 6:30 p.m.** in the **COUNTY COMMISSIONERS MEETING ROOM IN THE ANNEX BUILDING.**

**ADJOURNMENT:** With no further business to discuss, D. Stottlemire made a motion to adjourn. K. Jones seconded the motion. All voted in favor 6-0. The meeting was adjourned at 6:38 p.m.

  
R. Welton, Chair

Attest:

  
Larry D. Walrod, Planning Director