



To: Franklin County Board of County Commissioners
From: Kenneth Cook – AICP, CFM
Department: Planning & Building
Date: Wednesday, June 8, 2022

AGENDA ITEM NARRATIVE

Consider the Planning Commission's recommendation for Approval of a Zoning of Lessor Change for Rezoning Application #2204-1964 (Dan Barrow Trading Co., Inc.) to a Planned Development Overlay District with basic zoning of C-2, Highway Commercial District with additional specific uses limited to those included on the Planned Development Master Plan, and Denial of Special Use Permit Application #2204-1965.

BACKGROUND

The Planning Commission held a public hearing on May 19, 2022 to consider Rezoning Application #2204-1964 and a Special Use Permit Application #2204-1965 (Dan Barrow Trading Co., Inc.).

After hearing Staff presentation, Applicant's presentation and Public Testimony, the Planning Commission did recommend approval of a Zoning of Lessor Change for Rezoning Application #2204-1964 (Dan Barrow Trading Co., Inc.). The Applicant's original request included the rezoning of the subject property from the C-2, Highway Commercial District to the I-2, Heavy Industrial District with a Special Use Permit to allow the Log Yard, fumigation and associated uses. The Planning Commission's recommendation for a Zoning of Lessor Change for a Planned Development Overlay District with a basic zoning district of C-2, Highway Commercial District plus additional uses including Log Yard, fumigation and associated uses maintains the same zoning for the property while allowing uses associated with the existing business operation to continue under certain requirements. The Planning Commission's recommendation includes modification to the PD Overlay District requirements originally drafted by staff, including:

1. Allowing the fumigation facility to be used for the fumigation of items that are not directly associated with the log yard;
2. Reduction of a front yard setback for the outdoor storage of materials and equipment from 50-feet to 20-feet;
3. Removal of a requirement for screening of outdoor storage of materials and equipment located within 100-feet of a front property line.
4. Reduction of a setback for operation of a Log Yard or associated and incidental uses adjacent to residentially and agriculturally zoned property from 200-feet to 20-feet;
5. Modifying a requirement for the maintenance of landscaping and screening material to only include material that is currently in place (existing trees located along the West property line and adjacent to properties currently zoned and developed for residential purposes); and,
6. Modifying requirement regarding compliance with Article 21 (Parking and Loading Regulations) to confirm that gravel can be used as a parking surface.

The applicant's request for a Special Use Permit (#2204-1965) was recommended for Denial as the rezoning to the I-2 District was not approved and the uses which would have required approval of a Special Use Permit in the I-2 district are not allowed as a Special Use in the C-2 district and were included as additional uses allowed as part of Planned Development Overlay District.

The Planning Department sent notice to sixteen (16) surrounding property owners. The Planning Department did not receive any comments for or against the Special Use Permit request and three (3) people appeared at the Public Hearing stating they had no objections to the proposed rezoning (C-2 with PD Overlay District) as discussed at the Public Hearing.

STAFF RECOMMENDATION

Staff recommends the County Commissioners accept the Planning Commission's recommendation for a Zoning of Lessor Change and adopt the attached resolution for approval of Rezoning Application #2204-1964 (Dan Barrow Trading Co., Inc.) for a Planned Development Overlay District with a basic zoning district of C-2, Highway Commercial District being subject to the Final Development Plan for Barrow Logging and denial of Special Use Permit Application #2204-1965.

SPECIFIC ACTION REQUESTED

Rezoning:

An Affirmative motion in support of this item would read as follows: "I make a motion to approve a Zoning of Lessor Change for Rezoning Application #2204-1964 (Dan Barrow Trading Co., Inc.) to a Planned Development Overlay District with a basic zoning district of C-2, Highway Commercial District and subject to the uses and conditions as specified on the Barrow Logging Planned Development Master Plan and to amend the Official County Zoning Map accordingly".

Special Use Permit:

An Affirmative motion in support of this item would read as follows: "I make a motion to Deny Special Use Permit Application #2204-1965 (Dan Barrow Trading Co., Inc) to allow for the operation of a Log Yard, fumigation facility and subordinate and incidental uses in the I-2, Heavy Industrial District".

ATTACHMENTS

Planning Commission Staff Report
Excerpt of Planning Commission Draft Minutes
Resolution
Barrow Logging Planned Development Master Plan