

Franklin County Planning and Inspections Department Duties

The Planning and Inspections Department has responsibility in the following areas:

- **Comprehensive Land Use Planning:** The Planning Department is responsible for developing and updating the County's Comprehensive Land Use Plan (CLUP), which sets overall goals for County land use and development as authorized by N.C. Statutes. The CLUP recommends zoning designations based on projected future demand for land uses, environmental constraints, economic and market analyses, infrastructure availability and fiscal impact analysis. The County's 2000 CLUP will be updated in 2007.

The Department is also developing a series of "small area" plans, to determine unique development strategies for sub-areas within the County, in conjunction with the County's municipalities. These series of small area plans will serve as a component of the updated CLUP.

- **Land Use and Subdivision Regulation:** The Planning Department is responsible for the regulation of the type, density, and intensity of land uses in the unincorporated (non-municipal) areas of the County through the County's Unified Development Ordinance (UDO) and issuance of zoning permits. The UDO also contains requirements for mandatory connection to County utilities in some cases. The UDO also specifies requirements for the subdivision of land in unincorporated areas of the County.
- **Building Inspections:** The Inspections Department is responsible for ensuring compliance with State Building Codes for new construction and additions/rehabilitation of existing structures. The Department also fulfills this responsibility for all Franklin County towns (except Wake Forest).
- **Fire Inspections:** The Inspections Department is responsible for ensuring compliance with State Fire Safety Codes in all areas of Franklin County (except Wake Forest). Emergency Management is scheduled to take over this function in 2007, due to the creation of a new Deputy Fire Marshall position.
- **Stormwater and Watershed Management:** The Planning Department is responsible for compliance with the State-mandated Tar-Pamlico and Neuse Buffer Rule and Tar-Pamlico Stormwater statutory and regulatory compliance. The Department also provides staff assistance to the Upper Neuse River Basin Association (UNRBA), a regional organization focused on watershed protection in the upper Neuse basin.

- **Hazard Mitigation:** The Planning and Inspections Department is responsible for the development and implementation of the County's Hazard Mitigation Plan and to ensure compliance with the requirements of the National Flood Insurance Program.
- **Transportation Planning:** The Planning Department, through participation in the Capital Area Metropolitan Planning Organization (CAMPO) and the Kerr-Tar Rural Planning Organization (RPO), is responsible to work with the N.C. Department of Transportation to develop a County-wide Comprehensive Transportation Plan (CTP) and provide staffing for identification of Transportation Improvement Program (TIP) projects for NCDOT funding.
- **Intergovernmental Coordination:** The Planning Department works to ensure that the policies and procedures of County municipalities, State agencies and other County Departments, to the maximum extent practicable, support the goals of the Comprehensive Land Use Plan. The Planning Department supports these aforementioned agencies with data and planning research requests. We also work closely with the County's Public Utilities, Economic Development and Environmental Health departments, as well as with the County's municipalities and regional organizations such as CAMPO and UNRBA.
- **Adequate Public Schools Ordinance (APSO):** While the Franklin County Board of Education is the entity responsible for planning school facilities and identifying facility needs, the Planning Department implements the County's Adequate Public Schools Ordinance (APSO), adopted in June, 2006. The APSO is intended to coordinate the pace of residential development with the County's ability to fund needed capacity improvements to school facilities.
- **Staff Support for the Franklin County Board of Adjustment:** The Board of Adjustment is a quasi-judicial body that makes decisions on variances to the UDO, conditional uses (i.e.: uses allowed with specific conditions), and appeals of County enforcement of the UDO. The Board of Adjustment does not make legislative decisions, but only to review facts based on the UDO. A petition requires a super majority vote of four-fifths to be approved. Planning staff provides staff support to the Board on these matters. An appeal of the Board of Adjustment's decision is directed to Superior Court.
- **Staff Support for the Franklin County Planning Board:** The Planning Board is an advisory body designed to act as a sounding board for rezonings, plan development, UDO text amendments, and special uses. The Planning Board is also responsible for reviewing and approving major

subdivision requests. Planning staff provides staff support to the Board on these matters.

- **Staff Support for the Franklin County Board of County Commissioners:** The Franklin County Board of County Commissioners approves Special Use permits, rezoning requests and any amendments to the UDO. Planning staff provides staff support to the Board on these matters.
- **Zoning and Building Inspections Enforcement:** The Planning and Inspections Department enforces violations of the UDO and the State Building Code through communication and (if necessary) imposition of civil and criminal penalties, often in conjunction with the County Attorney.
- **Community Development / Housing:** The Planning Department actively seeks (and has obtained of \$4 million since 1999) grant funding for community development and housing activities in the County, primarily for low-to-moderate income individuals and families.
- **Street Addressing and Road Name Assignment:** The Planning and Inspections Department approves road names and all E-911 addresses in the County.
- **Special Projects:** At the direction of the Board and the County Manager, the Planning and Inspections Department will often take on special projects, such as oversight of the Epsom School demolition project.

The Department has a total of sixteen (16) employees, nine (9) in Inspections and six (6) in Planning (one Director). Departmental operations are significantly (over 80%) offset by fees charged to individuals using Department services.

The Planning Department was recently separated into Comprehensive Planning (long-term, evaluation of policies/procedures) and Current Planning Divisions (“day-to-day” administration of codes and ordinances).

Please do not hesitate to contact Planning and Inspections Director Patrick Young at (919) 496-2909 for more information regarding the Planning and Inspections Department.