



FRANKLIN COUNTY BOARD OF COMMISSIONERS

Monday

August 17, 2020

Due to the COVID-19 pandemic, the meeting will be held solely by electronic means. Please see below for detail.

The public will not be allowed to physically attend this meeting; however, the meeting will be livestreamed on YouTube at <http://franklincounty.today>. Citizens may also view or listen to the meeting via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/81639658146>

Join Via Telephone

1-301-715-8592

1-312-626-6799

Webinar ID: 816 3965 8146

6:55 P.M. - Season of Prayer - Commissioner Michael Schriver

7:00 P.M. - Official Meeting Begins - Call to Order

Pledge of Allegiance

Roll Call – Chairman Sidney Dunston

*Please note each vote
requires a roll call vote*

1. CONSENT AGENDA

- A. Releases, Adjustments, Refunds, and Tax Collection Rate
- B. Memorandum of Agreement with Franklin County Schools for Student Access

2. COMMENTS FROM THE PUBLIC

This is the time set aside by the Board of Commissioners to allow individuals to address the Board on issues concerning the county.

Members of the public who would like to make public comments MUST register by emailing publiccomments@franklincountync.us before 12:00 pm (noon) on Monday, August 17, 2020. You must include your name, address, comment topic, phone number you will be calling from and email address. You will be recognized (by video or phone call using the instructions listed at the beginning of this agenda) for comments in the order that you registered. The time limit for each speaker shall be five minutes with a total time limit set aside for informal public comments totaling 30 minutes. Vulgarity and abusive comments will not be tolerated.

3. REZONING REQUEST

On August 3, 2020, the Board conducted a public hearing regarding a rezoning request by Summit Design and Engineering Services. They request to rezone 4.57 acres at 6814 NC 96 Hwy W in Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB). Comments received within 24 hours following the hearing were shared with commissioners via email, included in this agenda package and will be made a part of the official record.

ACTION REQUESTED: Consider approval of rezoning request.

4. UPDATE: COVID-19

Health Director Scott LaVigne will provide an update on the pandemic.

ACTION REQUESTED: None.

5. UTILITY ALLOCATIONS

The Utility Advisory Committee (UAC) met August 12, 2020 and discussed and voted on the following action items. Staff will present each item individually and ask for action on each item.

Allocations

- A. Ashberry Village Ph 1C & 2
- B. Gill Farm Ph 2
- C. Sutherland Station
- D. Patterson Woods Ph 7
- E. Whispering Pines Ph 2
- F. Essex Place Ph 3
- G. Essex Village
- H. Cedar Crossing Ph 4 & 5
- I. Washington Manor Apartments
- J. Hampton Village Ph 3

Extensions

- A. Hadleigh Subdivision
- B. Hillcrest Subdivision

ACTION REQUESTED: Consider allocation requests.

6. RESOLUTION SUPPORTING EXPANSION OF BROADBAND SERVICES

The Board is asked to consider approving a resolution that supports the appropriation of additional funds from federal and state sources to expand broadband; supports changes in NC General Statutes that would allow County governments to seek funding and qualify for grant monies that allow investment in infrastructure that qualified providers

can use to expand broadband service; and supports efforts to obtain service area information from existing broadband providers within the County to ensure that unserved customer areas are appropriately provisioned.

ACTION REQUESTED: Consider approval.

7. OTHER BUSINESS

8. BOARD, MANAGER AND CLERK'S COMMENTS

This is the time set aside for the Board of County Commissioners, the County Manager, and the Clerk to the Board to report on various activities. The Board may also discuss other items of interest.

9. CLOSED SESSION

The Board is asked to conduct a closed session pursuant to the following North Carolina General Statute:

- ✓ G.S. 143-318.11 (a) (3) Attorney-Client Privileged Communication



County of Franklin

North Carolina

Office of Tax Collector

MEMORANDUM

TO: Franklin County Commissioners
FROM: Daniel Williams, Tax Administrator
DATE: August 3, 2020
SUBJECT: Releases, Adjustments, Refunds, and Tax Collection Rate

Please review and approve the July releases, adjustments and refunds. The current collection rate is provided for your information.

Total release amount for July 2020 - \$259.89
(Total release amount for July 2019 - \$135.09)

Total adjustment amount for July 2020 - \$58,192.69
(Total adjustment amount for July 2019 - \$1,543.97)

Total refund amount for July 2020 - \$1,012.28
(Total refund amount for July 2019 - \$2,459.62)

Total NCVTS refund amount for July 2020 - \$1,663.12
(Total NCVTS refund for July 2019 - \$4,470.77)

The 2020 Franklin County collection as of July 31, 2020 – 0.91%
(The 2019 Franklin County collection as of July 31, 2019 – 0.60%)

Please do not hesitate to contact the Tax Collector's Office if more detailed information is desired.

Daniel A. Williams
Franklin County Tax Administrator

P.O. Box 503 / 215 East Nash St
Louisburg, NC 27549
Telephone: (919) 496-2172
Fax: (919) 496- 1630

FRANKLIN COUNTY TAX ADMINISTRATION
P.O. BOX 503, 215 E. NASH STREET
LOUISBURG, NC 27549



Franklin County
Tax Collector: Daniel Williams
Phone: (919) 496-2172
Fax: (919) 496-1630
Email: TaxGIS@franklincountync.us

Generated on: 08-04-2020

For 2020-01-01 to 2020-07-31

A R Summary Report

DESCRIPTION	YEAR	CATE	BEG BAL	BILLING	RELEASES	ADJUSTMENTS	ADJBILLS	PAYMENTS	REFUNDS	DISCOUNTS	ADJ PAYMENTS	END BAL	INT PAYMENTS	INT REEUNDS	ADJPMTS ±INT	% PAID
FRANKLIN COUNTY	2020	PP	0.00	3,300,883.87	-200.95	-4,874.76	3,295,808.16	-6,970.85	0.00	-27.96	-6,998.81	3,288,809.35	0.00	0.00	-6,998.81	0.21
FRANKLIN COUNTY	2020	RE	0.00	40,402,889.66	-9.91	-8,613.96	40,396,265.79	-387,137.09	559.44	-1,837.05	-388,414.70	40,007,851.09	-204.87	0.00	-388,619.57	0.96
SUBTOTAL: TYPE + YEAR	2020	PP	0.00	3,300,883.87	-200.95	-4,874.76	3,295,808.16	-6,970.85	0.00	-27.96	-6,998.81	3,288,809.35	0.00	0.00	-6,998.81	0.21
SUBTOTAL: TYPE + YEAR	2020	RE	0.00	40,402,889.66	-9.91	-8,613.96	40,396,265.79	-387,137.09	559.44	-1,837.05	-388,414.70	40,007,851.09	-204.87	0.00	-388,619.57	0.96
TOTAL	9999		0.00	43,703,773.53	-210.86	-11,488.72	43,692,073.95	-394,107.94	559.44	-1,865.01	-395,413.51	43,296,660.44	-204.87	0.00	-395,618.38	0.91

Franklin County Commissioner's Agenda Information Sheet

Requested Meeting Date: August 17, 2020

of attachment (s) 1

Item Title (as it should appear on the agenda): Memorandum of Agreement with Franklin County Schools for Student Access

Initiated by (Name, Job Title): Holt Kornegay, Library Director

Board action proposed: Approve Amended Memorandum of Agreement

Is this a consent agenda item? Yes No

Is a public hearing needed? Yes No

Has this item been reviewed by the appropriate staff? Please check all that apply.

County Manager

County Attorney

Finance Director

Summary of Request:

On November 19, 2018, a Memorandum of Agreement was approved between Franklin County Schools and the Franklin County Library for Collaboration on the Student Access Initiative. The Student Access Initiative was developed by NC Cardinal and the program allows students and teachers within our county to access the Public Library system to search the library catalog and access electronic materials and e-content. The 2020 Pandemic necessitated revisiting our delivery of educational materials in many circumstances. The Amended Memorandum of Agreement allows database access to all students and only withholds access if a written choice to exclude a student from access is provided. This change has been requested by the Franklin County School System and was approved by the Board of Education at their August 10, 2020 Meeting. Therefore, the request is before the Board of Commissioners to approve the Amended Memorandum of Agreement.

FOR OFFICE USE ONLY:

APPROVED

DENIED

ACTION: _____ DATE: _____

AMENDED

MEMORANDUM OF AGREEMENT REGARDING THE FRANKLIN COUNTY SCHOOLS COLLABORATION WITH THE FRANKLIN COUNTY PUBLIC LIBRARY

This Memorandum of Agreement (this "Agreement") is made and entered into this 10th day of August, 2020, between The Franklin County Board of Education (referred to herein as "the Board of Education") located at 53 West River Road, Louisburg, NC 27549 and the Franklin County Public Library (referred to herein as "the Public Library") located at 113 Market Street, Louisburg, NC 27549.

Background.

In order to develop a comprehensive, strategic and sustainable collaboration that will strengthen both organizations and benefit the community by increasing literacy and educational success, the Public Library and the Franklin County Schools and Board of Education seeks to build a strong relationship at the administrative level in order to work together more collaboratively and demonstrate measurable impact.

By developing an infrastructure that will allow all Franklin County students to access and use the Public Library's materials specified by the NC Cardinal Student Access project, the Public Library and the Board of Education will leverage our collaboration for innovative and cost-effective ways to better utilize the Public Library's resources to serve Franklin County students, their families, and staff.

Both the Board of Education and the Public Library understand that such services shall be provided at no cost to either party.

The term of this Agreement is from the date first written above until the agreement is canceled by either party. Either party may cancel this Agreement upon ninety (90) days written notice to the other party.

Vision of Relationship.

The Board of Education and the Public Library can work together as educational partners, with the Public Library serving as an extension of the classroom—providing students with access to electronic books, (e-books, e-audio and e-video,) reading programs, and other important educational resources during out-of-school time. Additionally, both organizations have aligned around a focus on literacy and are committed to creating a community of readers, empowering individuals with free access to information, building a welcoming place where reading, learning and imagination thrive, maximizing academic achievement, and preparing every child to lead a rich and productive life.

The parties enter this Agreement to confirm their agreements regarding these matters.

Agreement.

For and in consideration of the mutual promises set forth in this Agreement, the parties do mutually agree as follows:

Obligations of the Public Library.

In connection with this Agreement, the Public Library agrees to the following:

1. The Board of Education will streamline student access to databases and materials by integrating Franklin County Student ID numbers and Public Library accounts through this StudentAccess initiative, allowing every student in Franklin County Schools instant access to Library databases and materials.
2. Work collaboratively with the Board of Education to further deepen the partnership between the agencies.

Obligations of (County School System).

In connection with this Agreement, the Board of Education agrees to the following:

1. Franklin County Schools will support implementation of the StudentAccess initiative by providing the Public Library with Student ID Number, first and last name, birthdate, school, grade, address, phone number, and email address of each student enrolled in Franklin County Schools. This database will be updated quarterly beginning in the 2020-21 school year as new students enroll in the district.
2. In collaboration with the Public Library staff, help to facilitate the introduction of professional development opportunities for Franklin County teachers surrounding the StudentAccess initiative and other Library projects.

Confidentiality.

1. All student data or information provided to Franklin County is considered confidential under this Agreement as well as under the Family Educational Rights and Privacy Act (FERPA), and any other federal or state regulations pertaining to students' education records. To the extent that the Public Library has access to any personally identifiable information from students' education records, the Public Library agrees that it shall not use such information except for the legitimate educational purpose of providing services pursuant to this Agreement and that it shall not re-disclose this information to any other party for any reason. The Public Library's staff agrees to comply with all applicable federal and state regulations governing the student records, including FERPA.
2. All student data provided is considered confidential under this Agreement as well as under the Family Education Rights and Privacy Act (FERPA), and any other federal or state regulations pertaining to student records.
3. Library staff will sign statements in which they agree to keep confidential all Franklin County student record information.

General Provisions.

1. Project Coordinator. Holt Kornegay, Library Director is designated as the Project Coordinator for the Public Library. The Project Coordinator shall be the county government representative in connection with the Public Library's performance under this Agreement.
2. Termination for Convenience. In addition to all of the other rights which the Board of Education and the Public Library may have to cancel this Agreement, the Board of Education or the Public Library shall have the further right, without assigning any reason therefore, to terminate any work under this Agreement, in whole or in part, at any time at its complete discretion by providing ninety (90) days' notice in writing from one party to the other party.
3. No Partnership. The provisions of this Agreement are not intended to create and shall not be interpreted to create a joint venture, a partnership or any similar relationship between the parties. No officer, manager, director, employee, agent, affiliate or other person shall be deemed to be an officer, manager, director, employee, agent, contractor or subcontractor of either party. The Public Library will not have any right, power or authority, express or implied, to bind the Board of Education.
4. Governing Law and Venue. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of North Carolina. Any controversies or legal problems arising out of this agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State of North Carolina and Franklin County North Carolina.
5. The Board of Education must submit to the Project Coordinator a statement specifically indicating that the student will not participate in this program if the student's name should be excluded from access.

IN WITNESS HEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

By:

Name:

Title:

By:

Name:

Title:

IN WITNESS HEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

By:

Name:

Title:

By:

Name:

Title:

Franklin County Commissioner's Agenda Information Sheet

Requested Meeting Date: August 17, 2020

of attachment (s) 4

Item Title: Request for Rezoning 20-REZ-02

Initiated by: Scott Hammerbacher, Planning Director

Board action proposed: Consider approval of a rezoning request by Summit Design and Engineering Services is requesting to rezone 4.57 acres at 6814 NC 96 Hwy W in Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB).

Is this a consent agenda item? Yes No

Is a public hearing needed? Yes No (hearing conducted August 3, 2020)

Has this item been reviewed by the appropriate staff? Please check all that apply.

County Manager

County Attorney

Finance Director

Summary of Request:

- The application states that the proposed zoning change would allow for storage facilities. The residential growth in the immediate area has created a need for more storage facilities.
- The Future Land Use Plan has this property designated for Agricultural/Residential uses.
- The property is located along a major thoroughfare where there are existing Neighborhood Business zoned parcels.
- Public water is available to this site.
- The Neighborhood Business (NB) zoning district is established for business development serving the needs of the rural community.
- The Neighborhood Business (NB) standards are designed to promote low impact commercial development, and to protect nearby areas from the undesirable aspects of commercial development.
- Landscape buffering is required for commercial projects located in this district adjacent to residential zoned parcels.
- The subject property is located off NC 96 Hwy W. The average daily traffic along this section of NC 96 Hwy W is approximately 5,100 vehicles per day.
- The subject property is located in the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.
- Zoning Consistency Statement: The Future Land Use Plan indicates that this property is intendeds for Agricultural Residential uses. However, the property is located along a major thoroughfare where there are existing Neighborhood Business (NB) zoned parcels. Public water is available to this site. Neighborhood Business zoning standards are designed to protect adjacent residential zoned parcels from the undesirable aspects of commercial zoning. Neighborhood Business (NB) allows mini storage facilities as a use by right. The request is reasonable with existing land uses and is in the public interest.

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Larry Thomas Mitchell	1844-14-4526	R-40	0.92
	1844-13-4704		2.5
	1844-14-1843		1.15
TOTAL			4.57 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	Residential-40 (R-40)	Residential/Wooded
North	R-40	Residential/Olde Liberty Subdivision
South	NB	Mini Storage Facility (A Storage Place)
East	NB	Vacant/Wooded
West	NB	Vacant/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request: Summit Design and Engineering Services is requesting to rezone 4.57 acres at 6814 NC 96 Hwy W in Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB).

PLANNING & ZONING

Land Use Plan: The Future Land Use Plan indicates that this property is intended for Agricultural Residential Uses.

Zone Map Change Analysis:

Summit Design and Engineering Services is requesting to rezone 4.57 acres at 6814 NC 96 Hwy W in Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB).

The application states that the proposed zoning change would allow for storage facilities. The residential growth in the immediate area has created a need for more storage facilities. The Future Land Use plan has this property designated for Agricultural/Residential uses. However, the property is located along a major thoroughfare

FOR OFFICE USE ONLY:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
ACTION: _____	DATE: _____
_____	_____
_____	_____

where there are existing Neighborhood Business zoned parcels. Public water is available to this site. The Neighborhood Business (NB) zoning district is established for business development serving the needs of the rural community. The Neighborhood Business (NB) standards are designed to promote low impact commercial development, and to protect nearby areas from the undesirable aspects of commercial development. Landscape buffering is required for commercial projects located in this district adjacent to residential zoned parcels.

Permitted Uses:

(R-40) Water Supply Watershed District I

This district is established to provide water quality protection in the drainage basin of water supply watersheds outside of the critical area of the watershed.

Accessory Structure	X
Accessory Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Ambulance Service/Rescue Squad	C
Animal Aquaculture	X
Bed and Breakfast Inn (includes Boarding House and Tourist Homes)	C
Bona Fide Farms	X
Cemetery, Church and Family	X
Church	X
Club or Lodge, Public or Private	C
Conference Center/Retreat Facilities	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Distilleries/Breweries/Wineries	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	X
Golf Course	C
Law Enforcement Station	X
Manufactured Home Sales but excluding any residential occupancy	C

FOR OFFICE USE ONLY:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
ACTION: _____	DATE: _____
_____	_____
_____	_____

Manufactured Home (Individual, for Residential Occupancy)	X
Marina	C
Music Festival	S
Nonmetallic Minerals, except fuels	S
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Radio or Television Studio Activities Only	C
Riding Stables / Riding Academy	C
Rural Family Occupation	X
Solar Energy Farms	S
Swine Farm	X
Swimming Pools	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

(NB) Neighborhood Business District Zoning

This district is established for business development serving the business needs of the rural community. The following standards are established for this district and designed to promote sound permanent commercial development, and to protect nearby areas from undesirable aspects of commercial development: (1) outside storage must be screened from public view by opaque fencing, screening, or landscaping; (2) outside storage shall be limited to the rear and side of the principal building; (3) storage of unsafe (corrosive, flammable, or explosive materials) or hazardous material shall comply with any local, state or federal requirements; and (4) outside storage must be on the premises of the business.

Accessory Structure	X
FOR OFFICE USE ONLY:	
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	
ACTION: _____	DATE: _____
_____	_____
_____	_____

Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agricultural Supply Sales	C
Agri-Tourism	X
Ambulance Service/Rescue Squad	X
Animal Aquaculture	X
Automobile Repair Service	C
Automobile Service Station (including self-service gas pumps)	C
Barber and Beauty Shops	X
Boat Works/Repair	C
Cabinet/Woodworking Shop	C
Church	X
Club or Lodge, Public or Private	C
Convenience Centers	C
Craft and Gift Shops	X
Daycare Center and Kindergarten	C
Drugs, Legal Sales	X
Drug Store	X
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	X
Florist	X
Grocery and Convenience Stores	X
Group Care Facility	S
Laundromat, Coin-Operated	X
Law Enforcement Station	X
Manufactured Home, Individual, For Office and Exhibition	C
Miscellaneous Retail Sales	X
Music Festival	S
Neighborhood Business	X
Offices, Small/Low Impact	X
Outdoor Fruit and Vegetable Markets	X
Outdoor Recreation/Entertainment/Events	S
Paper Products, Sales	X
Parks and Open Space, Public or Private	X
Pet Store	X
Plant Nurseries / Lawn and Garden Stores	X

FOR OFFICE USE ONLY:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
ACTION: _____	DATE: _____
_____	_____
_____	_____

Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Record and Tape Store	X
Recreation Facility, Indoors	C
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
Shopping Centers / Commercial Group Development	X
Sporting Goods Shop	X
Storage Facilities, Mini	X
Swimming Pools	X
Swine Farm	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Tobacco Products, Sales	X
Travel Agency	X
Utility Building Sales	X
Video Tape Rental and Sales	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

Setbacks and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> Residential-40 (R-40)	40,000	125	50	20	50
<i>Proposed Zoning</i> Neighborhood Business (NB)	40,000	125	75	25	50

FOR OFFICE USE ONLY:

- APPROVED
- DENIED

ACTION: _____ DATE: _____

Water/Sewer Service: Public water is available to this site.

Transportation: The subject property is located off NC 96 Hwy W. The average daily traffic along this section of NC 96 Hwy W is approximately 5,100 vehicles per day.

Environmental Issues: The subject property is located in the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.

Zoning Consistency Statement: The Future Land Use Plan indicates that this property is intended for Agricultural Residential uses. However, the property is located along a major thoroughfare where there are existing Neighborhood Business (NB) zoned parcels. Public water is available to this site. Neighborhood Business zoning standards are designed to protect adjacent residential zoned parcels from the undesirable aspects of commercial zoning. Neighborhood Business (NB) allows mini storage facilities as a use by right. The request is reasonable with existing land uses and is in the public interest.

Planning Board Action: The Planning Board, by a unanimous vote, recommended approval of the rezoning request by Summit Design and Engineering to rezone 4.57 acres at 6814 NC 96 Hwy W in Youngsville Township from Residential-40 to Neighborhood Business (NB). The Planning Board's summary of evidence from their June 9th, 2020 meeting is provided above for your review.

FOR OFFICE USE ONLY:	
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	
ACTION: _____	DATE: _____
_____	_____
_____	_____

AN ORDINANCE AMENDING THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE (MAP) TO REZONE APPROXIMATELY 4.57-ACRES LOCATED AT 6814 NC 96 HWY W IN YOUNGSVILLE TOWNSHIP FROM RESIDENTIAL-40 (R-40) TO NEIGHBORHOOD BUSINESS (NB)

WHEREAS, the Franklin County Board Of Commissioners has reviewed said petition and favorably recommends amendment per the requirements of the Franklin County Unified Development Ordinance; and,

WHEREAS, a public hearing of the Board Of Commissioners has been scheduled, duly advertised, per the requirements of G. S. 153A, and conducted on August 3rd, 2020, and,

NOW, THEREFORE, BE IT ORDAINED that the Board Of Commissioners has acted favorably on the petition and provides the following amending ordinance.

SECTION I That the approximately 4.57-acres located at 6814 NC 96 Hwy W. in Youngsville Township, and being all the land described as Franklin County Tax Records 5774, 5776, and 6372 be rezoned from Residential-40 (R-40) to Neighborhood Business (NB).

SECTION II That this ordinance shall become effective upon its adoption. Adopted this the ____ day of August, 2020.

Chairman, Franklin County Board Of
Commissioners

Clerk, Franklin County Board Of
Commissioners



Franklin County Rezoning Permit

Franklin County Planning & Inspections
"Working Today to Help Build a Better Tomorrow"

215 East Nash Street
Louisburg, NC 27549
Phone (919) 496-2909 / Fax (919) 496-2637

For Administrative Use Only:

Project #	
Fee Paid	
PB Date	
BOC Date	

Property Owner Information

Property Owner: LARRY THOMAS MITCHELL
 Mailing Address: 729B NC 96 WEST
 City: YOUNGSSVILLE State: NC Zip Code: 27596
 Phone #: (919) 369-9151 Fax #: () -
 E-mail Address: DLTRUCKS@EMBARQMAIL.COM

Applicant Information

Applicant: SUMMIT DESIGN AND ENGINEERING SERVICES
 Mailing Address: 320 EXECUTIVE COURT
 City: HILLSBOROUGH State: NC Zip Code: 27278
 Phone #: (919) 732-3883 Fax #: () -
 E-mail Address: TIM.SMITH@SUMMITDE.NET

Property Information *For multiple properties please attach an additional sheet.*

Property Address: 6814 NC HWY. 96 YOUNGSSVILLE, NC 27596
 Township: YOUNGSSVILLE
 Tax Map Number: 005776, 005774 AND 006372 (PARCEL ID)
 PIN (parcel identification #): 1844-14-4526
1844-13-4704 AND 1844-14-1843
 Existing Zoning: R-40 Proposed Zoning: NB
 Existing Use: RESIDENTIAL, VACANT Land Use Designation: AR
 Acreage: 0.92 + 2.5 + 1.15 = 4.57 TOTAL Road Frontage: 272' HWY. 96

Deed Reference

- Metes and bounds description attached - SEE EXHIBIT MAP
 N/A Site plan/sketch of proposal attached

Statement of Justification

1. Would the amendment correct an error in the zoning map? NO YES *Please explain below:*

2. Have conditions changed in the area to justify the requested amendment? NO YES Please explain below:

THERE HAVE BEEN PREVIOUS MAP AMENDMENTS WITHIN THE AREA AS IT IS CHANGING AND GROWING WITH NEW BUSINESSES AND RESIDENCES NEARBY

3. What factors justify the proposed amendment?

AS MENTIONED ABOVE, WE FEEL THIS WILL BE A GREAT LOCATION FOR BOTH NEARBY RESIDENTS AND FOLKS THAT MAY NEED TO STORE THEIR BOATS, CAMPERS AND RECREATIONAL VEHICLES, RATHER THAN TRANSPORTING THEM LONG DISTANCES OR KEEPING THEM IN THEIR DRIVEWAY OR YARD.

Property Owners' Signature

Larry Thomas Mitchell
Please sign in blue or black ink

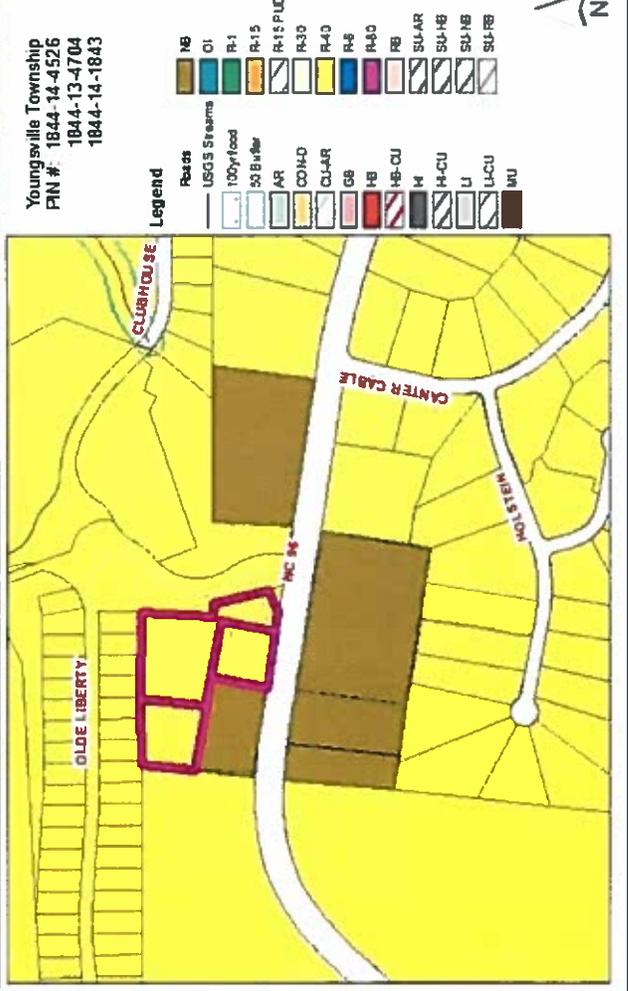
Date 3-6-2020

Applicants' Signature

Tim Smith
Please sign in blue or black ink

Date 3-11-2020

Summit Design and Engineering (20-REZ-02)

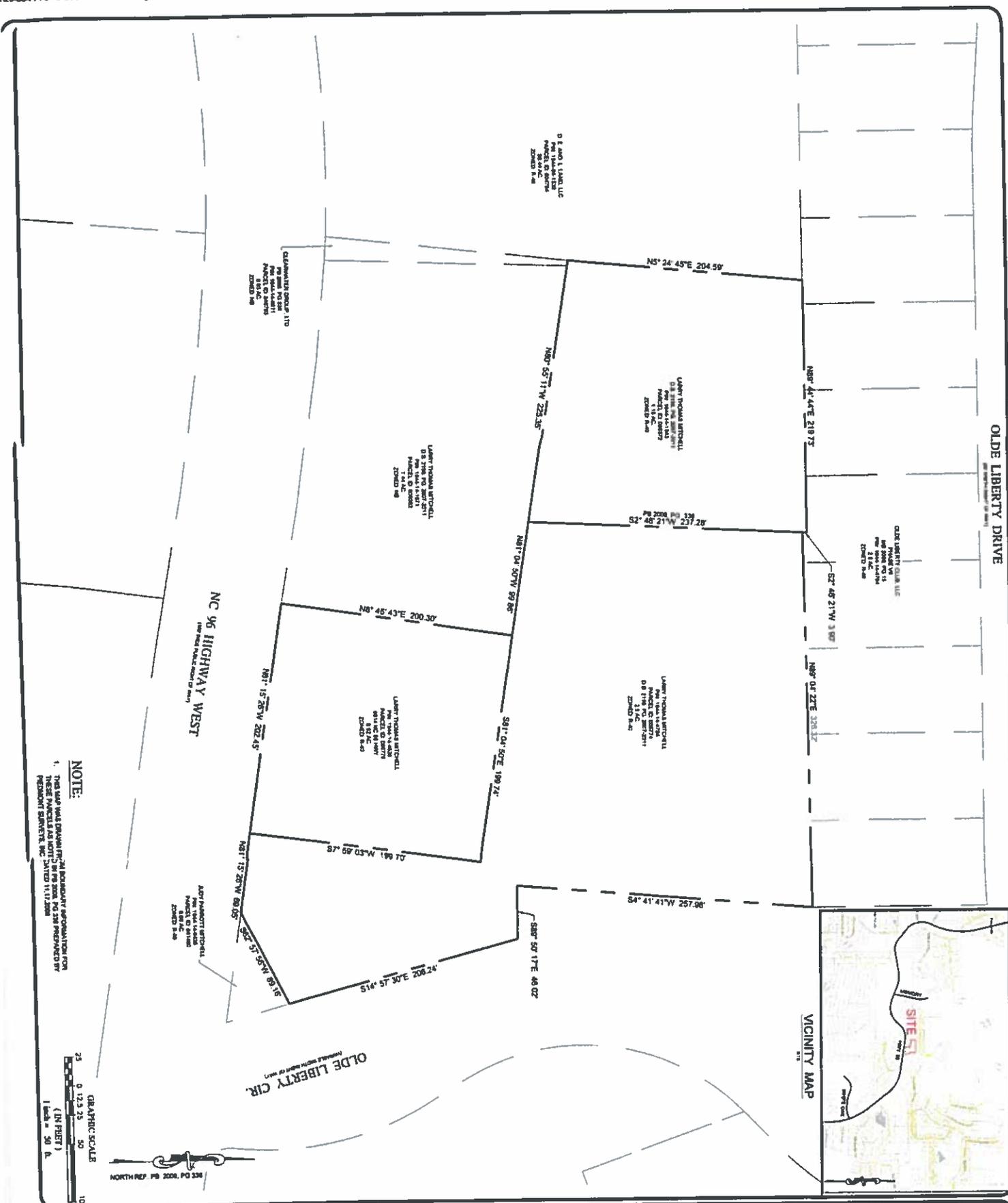


Youngsville Township
 PIN #: 1844-14-4526
 1844-13-4704
 1844-14-1843

Legend

- NB
- OI
- R-1
- R-15
- R-15 PUD
- R-30
- R-40
- R-6
- R-80
- R-8
- SU-AR
- SU-HB
- SU-NB
- SU-FB
- MU
- I
- H-CU
- L
- LUCU
- GB
- CO-ND
- CL-AR
- AR
- 30 B/w/Ar
- 100yFlood
- USGS Streams
- Roads





OLDE LIBERTY DRIVE

NC 96 HIGHWAY WEST

OLDE LIBERTY CIR.

VICINITY MAP



NOTE:

1. THIS MAP SHALL BE A SUPPLEMENTAL BOUNDARY RECONSTRUCTION FROM PREVIOUS SURVEYS, INC. DATED 11/17/2008



NORTH REF. PG. 2008, PG. 338

REZONING MAP OF L&D MITCHELL REZONING

8814 NC 96 WEST
YOUNGVILLE, NORTH CAROLINA
PARCEL EXHIBIT MAP



State License # P-0339
330 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3443 Fax: (919) 732-4676
www.summitde.net



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FIRST ISSUE DATE
03-05-2020

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PROJECT NO.
20-0047
DRAWING NO.
20-0047_5.dwg
SHEET NO.
1 of 1

The following emails were submitted regarding the public hearing held August 3, 2020.

Kristen King

From: betty stalker <tbstalker@att.net>
Sent: Monday, August 3, 2020 1:02 PM
To: Public Comments
Subject: Construction of Convenient Store

My husband and I live in the Olde Liberty Subdivision and are asking you to please not allow a convenience store to be built on 96 s o close to the entrance !

Thank you !

Timothy and Elizabeth Staljer

125 Olde Liberty Drive

Youngsville, N.C.

27596

Maria Fernanda Cedeño
230 Long View Drive
Franklinton, NC 27525

Public hearing topic: Convenience store in Olde Liberty community
ATTN: Franklin County Board of Commissioners

Dear Board of Commissioners,

I am imploring you to deny the proposed zoning change of the 4.5 acres adjacent to the entrance of Olde Liberty.

The current environment of the neighborhood is peaceful of mind for the families . Is a haven from loud cars, crime, traffic, litter, etc. This is reflected in the rising property values here, as young families flock to the area.

My neighbors and I fear that by allowing commercial development at the entrance of Olde Liberty, you will not only decrease the value of our homes, but more importantly, you will disrupt our quality of life. The proposed convenience store will undoubtedly attract more traffic to the area. Being a 24-hour business, this could mean cars coming and going at all hours of the night. Furthermore, it will bring people from outside the community in close proximity to our homes, turning our haven into a busy commercial zone.

There are a plethora of existing businesses in the area to supply our needs.

Lastly, those who own homes here made their house-buying decision based on the current zoning; changing the zoning from *residential* to *business* would be a disservice to us, as a house is the largest purchase one makes in a lifetime. It may begin with only a convenience store, but more development is sure to follow as the area grows. Our wish is to preserve the integrity of our neighborhood by keeping it green, beautiful, and tranquil.

Thank you for your consideration,

Maria Fernanda Cedeño

Maria Fernanda Cedeño.

Kristen King

From: DEIDRA BOWEN <deidra.bowen@prodigy.net>
Sent: Monday, August 3, 2020 6:33 PM
To: Public Comments
Subject: Re: Olde Liberty - Rezoning of area from Residential to Business

To whom it may concern,

My name is Deidra Bowen and I live at 500 Clubhouse Drive, Youngsville, NC 27596.

I am reaching out to the Franklin County Board of Commissioners regarding the rezoning from RESIDENTIAL to BUSINESS of the 4.5 acres immediately adjacent to the Olde Liberty main entrance.

I am not in favor of this and would like to express that to your organization. The residents of Olde Liberty are comprised of hard working families. This rezoning will have major effects on our community physically and financially. Please consider the petitions of the residents before making a final decision.

I can be reached at 917-991-0998.

Deidra

Psalm 30:5 ~ ...but his favor lasts a lifetime;

Kristen King

From: Kimberly Weston <kmweston07@gmail.com>
Sent: Monday, August 3, 2020 7:45 PM
To: Public Comments
Subject: Re: Convenience Store Proposal - Hwy 96

I would like to add that I oppose ANY commerical development on the land immediately adjacent to the Olde Liberty entrance.

Thanks,
Kimberly Weston

On Jul 24, 2020, at 10:55 AM, Kimberly Weston <kmweston07@gmail.com> wrote:

To whom it may concern,

My name is Kimberly Weston and I live at 95 N Ridge View Way in Franklinton (Olde Liberty subdivision). I can be reached at 919-880-0332 and this is the number I will be using to call into the meeting on 8/3/2020 at 7pm.

I'm writing to you to oppose the proposal to build a convenience store immediately adjacent to the Olde Liberty subdivision off of Hwy 96 in Youngsville. The reason we moved into this beautiful neighborhood was because of the peaceful and tranquil nature of the area. The neighborhood has a community pool and a golf course. There are two convenient stores located within a couple of miles of our neighborhood off of Hwy 96 and US 1 that the public can use. Building a convenient store would decrease our land and home values and bring more traffic, pollution, trash, and noise into the area as well as disrupt this peaceful community. I truly hope that you reconsider and ultimately, deny their motion to move this 4.5 acre plot of land from residential to commercial to build a convenient store.

Thank you for your time,
Kimberly Weston
95 N Ridge View Way
Franklinton, NC 27525
919-880-0332
kmweston07@gmail.com

Kristen King

From: MaryAnn Tipton <mctipton81@gmail.com>
Sent: Monday, August 3, 2020 7:53 PM
To: Public Comments
Cc: Will Tipton
Subject: Re: Rezoning Proposal Comment

As a follow up to my comments below, and after listening to the Zoom call, I'd like to add that our opposition to said request stands firm, regardless of the petitioners intent for the property.

Thank you,
MaryAnn Tipton
585 Clubhouse Dr
Youngsville, NC 27596
(978) 764-1401

Sent from my iPhone

> On Aug 3, 2020, at 5:53 PM, MaryAnn Tipton <mctipton81@gmail.com> wrote:
>
> Dear Franklin County Commissioners:
>
> My family and I are newer residents of Franklin County, in the Olde Liberty subdivision, and were notified that Larry T. and Dorothy J. Mitchell have submitted a request to rezone the property (4.5 acres) immediately next to the Olde Liberty subdivision from residential to business.
>
> We are adamantly against this proposal and would encourage the commissioners to deny their request.
>
> We moved to this area because of the peaceful and quaint nature of country-living and really enjoy being in this neighborhood. We feel it's in a prime location, as it's already close enough to stores (a convenience store and gas station is less than 2 miles away) yet far enough away from all the busy traffic that convenient stores bring. Many in our neighborhood feel the same way.
>
> Please do not approve this rezoning request as we feel it will have a negative affect on our property value and bring a lot of thru traffic through our neighborhood.
>
> Thank you for your time and consideration.
>
> My best,
> MaryAnn and William Tipton
> 585 Clubhouse Drive
> Youngsville, NC 27596
> (978) 764-1401
>

Kristen King

From: Shane <akcsdec@yahoo.com>
Sent: Monday, August 3, 2020 8:55 PM
To: Public Comments
Cc: amy chiari
Subject: Rezoning 96 at Olde Liberty

Shane and Amy Chiari
505 Long View Drive
Youngsville, NC 27596
(919) 880-3929

Hello, I am writing this in regards to the rezoning of the 4.5 Acres adjacent to the front entrance of Olde Liberty Subdivision and Golf Club.

I oppose any more businesses being put around the entrance to the Olde Liberty subdivision on Hwy 96.

The traffic at times is already heavy on Hwy 96 I don't think that adding more businesses is going to attract people to the neighborhood.

I am also concerned with the increased traffic traveling through the neighborhood as our neighborhood would become unsafe and prone to human casualties.

I was already questioning my decision on moving here with the huge storage facility right by the front entrance so I know I would have gone elsewhere if there were more businesses within a rock throw from the front entrance.

Oppose all commercial zoning near Olde Liberty.

[Sent from Yahoo Mail for iPhone](#)

Kristen King

From: Wendy Cormier Quijano <wendyq.cormier@gmail.com>
Sent: Monday, August 3, 2020 8:55 PM
To: Public Comments
Subject: Re: Public hearing topic: Convenience store in Olde Liberty community ATTN: Franklin County Board of Commissioners

I want to make sure I am opposed to any kind of commercial zoning .
Including any facilities for storage (campers, boats, etc)
Thank you.

On Mon, Jul 27, 2020, 9:39 PM Wendy Cormier Quijano <wendyq.cormier@gmail.com> wrote:
Wendy Quijano Tochez Cormier
320 Long View Drive
Franklinton, NC 27525

Public hearing topic: Convenience store in Olde Liberty community
ATTN: Franklin County Board of Commissioners

Dear Board of Commissioners,

I am imploring you to deny the proposed zoning change of the 4.5 acres adjacent to the entrance of Olde Liberty. My husband and I purchased our home in Olde Liberty subdivision five years ago for its quiet and peaceful environment. As a stay-at-home mom of two girls (soon to be three), I enjoy taking walks in the neighborhood, working in my yard, and allowing my children to ride their bikes and play outside freely. The current environment of the neighborhood gives me peace of mind for my family. Our home is a haven from loud cars, crime, traffic, litter, etc. This is reflected in the rising property values here, as young families flock to the area.

My neighbors and I fear that by allowing commercial development at the entrance of Olde Liberty, you will not only decrease the value of our homes, but more importantly, you will disrupt our quality of life. The proposed convenience store will undoubtedly attract more traffic to the area. Being a 24-hour business, this could mean cars coming and going at all hours of the night. Furthermore, it will bring people from outside the community in close proximity to our homes, turning our haven into a busy commercial zone.

Many of the homeowners in Olde Liberty and adjacent communities have agreed that we don't mind driving ten or fifteen minutes to go to the store or get gas. There are a plethora of existing businesses in the area to supply our needs.

Lastly, those who own homes here made their house-buying decision based on the current zoning; changing the zoning from *residential* to *business* would be a disservice to us, as a house is the largest purchase one makes in a lifetime. It may begin with only a convenience store, but more development is sure to follow as the area grows. Our wish is to preserve the integrity of our neighborhood by keeping it green, beautiful, and tranquil.

Thank you for your consideration,

Wendy Quijano Tochez Cormier

Kristen King

From: Dee Y <deshaunya@gmail.com>
Sent: Monday, August 3, 2020 8:56 PM
To: Public Comments
Subject: Comments re Rezoning of Land adjacent to Olde Liberty

My name is DeShaunya Young, and I live at 75 Olde Liberty Drive. I am writing to state that I oppose the proposal to change the zoning of the land adjacent to my backyard from Residential to Neighborhood Business/commercial. The reason I purchased my home in this community and chose this lot was because of the quiet area that was country-like with plenty of greenery. I do not want to sit on my back porch and look directly into a gas station, storage facility or any other business/commercial property. Business(es) would bring much more traffic, pollution, loud trucks, loitering and noise right into the area, bringing down our property values. There are 2 gas stations and storage facilities, shopping and fast food right up the street, very convenient to get to that aren't infringing on people's residential space. It's unnecessary. Not to mention that it's already tricky turning out of our neighborhood onto Hwy 96 because there is a curve not far from the entrance, and people speed around it. Placing a business there would be suboptimal to say the least for traffic safety. This area is no place for a business, I was told it was zoned as residential at time of purchase, so I moved forward with my build. Please leave the zoning as residential only.

Thank you,
DeShaunya Young
75 Olde Liberty Drive

Kristen King

From: Lisa Pressley <lisannpress@yahoo.com>
Sent: Monday, August 3, 2020 8:56 PM
To: Public Comments
Subject: Proposed zoning change in front of Olde Liberty Subdivision

Dear Sir/Madam:

We just wanted to send a follow-up email to say that our opposition stands firm regardless of the petitioners, Larry and Dorothy Mitchell's intended use of the property at the entrance to Olde Liberty.

If the board changes this zoning to commercial , it would allow any business to build on the property adjacent to our neighborhood thus affecting our property values. Please do not devalue our community and our homes that we love.

Sincerely,

Lisa and Jim Pressley
210 Olde Liberty Drive

Sent from my iPad

Kristen King

From: Jennifer Rendon <rendonjenn66@gmail.com>
Sent: Monday, August 3, 2020 8:58 PM
To: Public Comments
Subject: Strongly Oppose Rezoning

Hello,

Jennifer and William Rendon
625 Clubhouse Dr, Youngsville, NC 27596

We strongly oppose the rezoning of the land at the front of Olde Liberty neighborhood. This would include any and all re-zoning from residential to commercial or business use.

We oppose this for many reasons to include increased traffic, does not match the ascetic of the neighbourhood, duplication of businesses right across the street, decrease in property values and much more.

Please do not allow this to be passed and I would beg you that before your voting you take a moment to drive by that area and consider all the reasons our neighbors have opposed.

Thank you for your consideration!
Jenn Rendon

Kristen King

From: Chris Hilton <iuchilton@gmail.com>
Sent: Monday, August 3, 2020 9:01 PM
To: Public Comments
Subject: Regarding Rezoning application near Olde Liberty

This is in regards to the public meeting held tonight, on Monday August 3rd. I attended the call and also spoke in regards to the comments I submitted. I live at 65 Olde Liberty Drive. My home backs up to the lot in question. I know a lot of the comments focused on 'convenience store' as the result of a notice sent around to the residents of our community, but what I don't want to get lost is the rezoning to commercial and the strong opposition to this application. Whether it be a convenience store, more storage units, or any other commercial business, it is NOT wanted by the residents of this community who are the ones who will be most affected. This is not what it was zoned for when all of us purchased homes here. My home backs up to woods that are zoned residential, which is one of the reasons we agreed to buy. I ask the board to keep it that way. I don't want those trees knocked down to clear space for storage units or whatever else could eventually be built there once its rezoned commercial.

I strongly oppose this application as a resident of Olde Liberty and a tax payer of Franklin County. Outside of the person trying to sell the land and Summit Designs who would be the developer, I only heard opposition to this proposal. Please listen to the residents of our neighborhood who will be directly affected, in a very negative way, if you rezone.

Please deny this application and leave as residential.

Thank you.

Chris Hilton
65 Olde Liberty Dr
Youngsville, NC 27596
iuchilton@gmail.com

Kristen King

From: Michele Quick <mquicknc@gmail.com>
Sent: Monday, August 3, 2020 9:18 PM
To: Public Comments
Subject: RE: AMMENDED COMMENTS - Zoning Hearing on Hwy 96 outside of Olde Liberty

Michele Quick
Resident of Olde Liberty Golf Community
10 Point View Way
Franklinton, NC 27525
919.280.0228
MQuickNC@gmail.com

AMENDED COMMENTS:

As a newer resident of Olde Liberty Golf Community, my husband and I purposely built a new home in this community because of its beauty of having a golf course, but primarily because we wanted to get out of the hustle and bustle of the larger cities in the area and wanted to retire in a quiet neighborhood. By allowing the 4.5 Acre plat, just outside of Olde Liberty Golf Community on Highway 96 to be rezoned to commercial for any type of commercial business, will not only cause all of our property values to decline but will also invite non-resident traffic cutting through the neighborhood at all hours, transient people, loitering, vehicle pollution, trash dumpster odors and rodents, noise and crime into our neighborhood. There are already two Convenience Stores with gas stations 2.4 miles from Olde Liberty and a large, recently expanded storage buildings and aa large open lot to store vehicles, boats, RV,s, etc., literally right across 96 from Olde Liberty. Commercial zoning of any kind on the 4.5 Acres that back to Olde Liberty residences and the community will cause our community to depreciate and it that happens, Fred Smith could pull out of the golf course. It will also invite crime into our neighborhood, putting all homeowners at much higher risk both personally and financially. We already have issues with non-resident people speeding through the neighborhood and putting resident adults and children in the neighborhood at risk of serious injury or death.

The proposed 4.5 Acres should be zoned "Residential" without any possibility of rezoning to commercial for as long as Olde Liberty community remains in place. As newer homeowners in Olde Liberty, our right to safety, health, and quiet enjoyment will be taken away from us if you allow the 4.5 acres to be rezoned to any type of commercial use.

Another storage facility for vehicles, boats, etc. is redundant and will only cause irreparable damage to our Community.

PLEASE DENY THE COMMERCIAL REZONING REQUEST AND KEEP ALL ADJACENT PROPERTY JUST OUTSIDE OLD LIBERTY ZONED FOR RESIDENTAL USE ONLY.

Thank you all for your time!

Regards,

Michele Quick

Kristen King

From: sara . <pikeyt8@yahoo.com>
Sent: Monday, August 3, 2020 9:37 PM
To: Public Comments
Subject: Public hearing topic: Convenience store in Olde Liberty community

ATTN : Franklin County Board of Commissioners

I am resubmit my email to deny any kind of commercial zoning in my neighborhood Olde Liberty.
Including Storage facility for campers or any other.

Thank you.

Sara Payams

Kristen King

From: Wendy Cormier Quijano <wendyq.cormier@gmail.com>
Sent: Tuesday, August 4, 2020 4:44 AM
To: Public Comments
Subject: Public hearing topic: Convenience store in Olde Liberty community . Update Email.
ATTN: Franklin County Board of Commissioners

Wendy Quijano Cormier
320 Long View Drive
Franklinton, NC 27525

August 3, 2020

Public hearing topic: Commercial zoning near Olde Liberty community
ATTN: Franklin County Board of Commissioners

Dear Board of Commissioners,

I am imploring you to deny the proposed zoning change of the 4.5 acres adjacent to the entrance of Olde Liberty. My husband and I purchased our home in Olde Liberty subdivision five years ago for its quiet and peaceful environment. As a stay-at-home mom of two girls (soon to be three), I enjoy taking walks in the neighborhood, working in my yard, and allowing my children to ride their bikes and play outside freely. The current environment of the neighborhood gives me peace of mind for my family. Our home is a haven from loud cars, crime, traffic, litter, etc. This is reflected in the rising property values here, as young families flock to the area.

My neighbors and I fear that by **allowing commercial development at the entrance of Olde Liberty, you will not only decrease the value of our homes, but more importantly, you will disrupt our quality of life. Any commercial zoning will bring more traffic to the area, affect the aesthetic of our neighborhood, and impact the overall environment of the community. In the interest of protecting the property values of my home, I ask you to maintain the zoning of this acreage as residential.**

Many of the homeowners in Olde Liberty and adjacent communities have agreed that we don't mind driving ten or fifteen minutes to go to a storage facility, pick up groceries, get gas, or run any other errands. There are a plethora of existing businesses in the area to supply our needs.

Lastly, those who own homes here made their house-buying decision based on the current zoning; changing the zoning from *residential* to *business* would be a disservice to us, as a house is the largest purchase one makes in a lifetime. It may begin with only a storage center, but more development is sure to follow as the area grows. Our wish is to preserve the integrity of our neighborhood by keeping it green, beautiful, and tranquil.

Thank you for your consideration,

Wendy Q. Cormier

Wendy Quijano Cormier

Kristen King

From: plaperriere57@gmail.com
Sent: Tuesday, August 4, 2020 7:22 AM
To: Public Comments
Cc: slaperriere@verizon.net
Subject: Rezoning of land adjacent to Olde Liberty entrance

Dear Board of Commissioners:

We recently learned that there is a request before the Board to rezone 4.5 acres adjacent to the Olde Liberty entrance on route 96 from residential to business.

We support growth, but not unchecked, unplanned or unnecessary growth. We don't see how rezoning this area fits into a well considered strategic growth plan for Youngsville. We and many others were attracted to Youngsville because of its appeal as a rural and residential community. Allowing commercial development in Youngsville's rural areas will surely transform its appeal and character.

There is already a commercial storage facility across the street from the Olde Liberty entrance, is it really necessary to have another one built on the opposite side of the street. And should the new storage facility become unsuccessful, the land will now have been rezoned commercial, presumably allowing for alternative business development in the future, such as a retail strip plaza in its place. How does that fit into the master growth plan for rural Youngsville?

When we need to conduct business and/or purchase goods or services we're content to travel to and around route 1, or to downtown Youngsville or nearby Wake Forest where businesses are now appropriately concentrated. Surely there are already enough commercial storage facilities in and around Youngsville. Is it really necessary to have another, especially by the Olde Liberty entrance that already sees significant traffic activity? Is this the best use of Youngsville's scarce resources, its land?

Please don't needlessly alter the rural nature of Youngsville. There's no need to evolve into another Wake Forest.

Thank you for your consideration.

Sincerely,

Pierre and Susan LaPerriere

Kristen King

From: Wandaw Whitmore <wandaw@nc.rr.com>
Sent: Tuesday, August 4, 2020 8:32 AM
To: Public Comments
Subject: Rezoning Hwy 96 Youngsville, NC

I ask again that this property be rezoned for Neighborhood Business. There is already enough traffic and people in and out across the street at the storage space. It is very unattractive to look at when turning into our neighborhood. But most importantly there are illegal actions that occur there. People have been seen going through the fence and I do not want that in my back yard. I hope you would want this neighborhood to grow upwards and putting something like this makes values go down. As I said in my earlier email, please put yourself in our shoes. Can you honestly say this is what you want in your backyard? I don't, I don't to be concerned for my safety or the safety of my neighbors. Please do not pass this request. Thank you for your time.

Sent from my iPad

Kristen King

From: Jim Davis <jimdavis091@gmail.com>
Sent: Tuesday, August 4, 2020 9:45 AM
To: Public Comments
Subject: Potential rezoning of property adjacent to Olde Liberty entrance on Hwy 96

Good morning and I hope that this message finds you well after our storm last night. I think we all got lucky and dodged a bullet in our area.

I wanted to take a moment and let you know of mine and my family's opposition to the potential rezoning of the property on Hwy 96 at the Olde Liberty entrance from residential to commercial. Certainly we understand the desire for growth in Franklin County but there are so many areas that make so much for sense for commercial businesses.

I imagine that you know the history of Olde Liberty and I sincerely believe we have enough issues affecting our property value and we do not need any commercial properties greeting us as we enter our neighborhood.

Thank you in advance for your consideration of my plea and I hope you have a wonderful day.

James and Lois Davis
615 Clubhouse Drive
Youngsville, NC 27596

Kristen King

From: SANDRA GOMEZ <sanpago181@yahoo.com>
Sent: Tuesday, August 4, 2020 10:53 AM
To: Public Comments
Subject: Olde Liberty Subdivision

I am a homeowner in Olde Liberty at 120 Clubhouse Drive.

Writing requesting that the proposed site adjacent to our front entrance NOT be zoned for any commercial use or neighborhood business. Please leave the area as is.

Sandra and Arnoby Gomez

Sent from my iPhone

Kristen King

From: Brian Weston <brianweston1027@gmail.com>
Sent: Tuesday, August 4, 2020 10:54 AM
To: Public Comments
Subject: Re: Convenient Store Proposal - Olde Liberty and Hwy 96

Hi,

I would like to follow-up on my previous email from July 24th and state that my wife and I are opposed to ANY commercial or neighbor business use of the 4.5 acres of property immediately adjacent to the Olde Liberty neighborhood.

Thanks for your time,
Brian Weston

On Fri, Jul 24, 2020 at 11:00 AM Brian Weston <brianweston1027@gmail.com> wrote:
To whom it may concern,

I'm writing to you to oppose Larry T. and Dorothy J. Mitchell's request to rezone the 4.5 acres of land immediately adjacent to the Olde Liberty subdivision off of Hwy 96 in Youngsville from residential to commercial in an effort to build a convenient store there. There are two convenient stores located within a couple of miles of our neighborhood off of Hwy 96 and US 1 that the public can use. Building a convenient store immediately adjacent to our neighborhood would decrease our land and home values and bring more traffic, pollution, trash, and noise into the area as well as disrupt this peaceful community. I truly hope that you consider rejecting their request as it is not what the community wants.

Regards,
Brian Weston
95 N Ridge View Way
Franklinton, NC 27525
919-880-1916
brianweston1027@gmail.com

Kristen King

From: Pam Cullipher <pcullipher@hwedist.com>
Sent: Tuesday, August 4, 2020 11:41 AM
To: Public Comments
Subject: Storage Proposal at Olde Liberty and HWY 96

I'm writing to you to oppose Larry T. and Dorothy J. Mitchell's request to rezone the 4.5 acres of land immediately adjacent to the Olde Liberty subdivision off of Hwy 96 in Youngsville from residential to commercial in an effort to build a storage unit there. We already have a storage unit place right across the street. Building a storage immediately adjacent to our neighborhood would decrease our land and home values and bring more traffic, pollution, trash, and noise into the area as well as disrupt this peaceful community. I truly hope that you consider rejecting their request as it is not what the community wants.

Thank you,

Worth & Pamela Cullipher
480 Long View Drive
Franklinton, NC 27525

Kristen King

From: Milly <millyboyt@live.com>
Sent: Tuesday, August 4, 2020 11:56 AM
To: Public Comments
Subject: Rezoning Case # 20-REZ-02

Milly Boyt
235 Olde Liberty Drive
Youngsville NC 27596
919-671-6676

Dear Board Members,

First I commend you for your patience during your meeting last night. I don't know how much more business you had to conduct, but this rezoning request and the objections certainly took most of your evening. Thank you for listening.

I, among others, was surprised to learn that the request for rezoning from R-40 to NB apparently was not presented to you with the intentions of building a convenience store but rather storage units. At the very beginning of the portion of the meeting with regard to this request, Mr. Hammerbacher presented a number of businesses that would be allowed with a rezoning to NB. It appears that while the Mitchells state that their intent is to erect storage units, a rezoning to NB opens a can of worms and most any kind of business could be opened on this property.

I'm sure you heard enough objections to this change to know the feelings of Olde Liberty residents. We do not want any type of business at the entrance to our established neighborhood. I pray you will be directed to support the wishes of Franklin County voters.

Sent from my iPad

Kristen King

From: Rebecca Fisher <rebecca_colleen@yahoo.com>
Sent: Tuesday, August 4, 2020 1:18 PM
To: Public Comments
Subject: Neighborhood business or Commercial zoning

To whom it may concern,

I am writing to the board to let you know that, as a person who owns a home on Olde Liberty Dr, I deeply object to any commercial facility or neighborhood business being built on the property currently zoned for residential use. Please do not rezone the area. There is a rental area right across the street from our neighborhood that was recently expanded. We need to preserve the integrity of the few trees we have left; for their beauty, for the buffer of sound they afford us from the traffic on 96, and for the look and feel of the neighborhood. Please vote NO on the resolution and keep businesses away from our homes and on the land directly shared by our houses.

Thank you,

Rebecca Fisher
70 Olde Liberty Dr
919-633-4777

Kristen King

From: Wayne Sorrell <joycesproduce@yahoo.com>
Sent: Tuesday, August 4, 2020 1:25 PM
To: Public Comments
Subject: Rezoning property owned by Larry & Dorothy Mitchell

As I watched the committee read All the Email last night, is pretty apparent that someone wanted everyone to believe that a convenient store was going to be built. That has ever been in the Mitchell's plan and never will be. They only want a place for campers and boat storage which would benefit the residents of Old Liberty. I have known the Mitchell's for over thirty years and they would do nothing to hurt or deface this community. I believe someone went about to misinform the community of this situation.

Thanks
Wayne Sorrell
7340 NC 96 Hwy w
Youngsville ,N.C. 27596

[Sent from Yahoo Mail for iPad](#)

Kristen King

From: D & L Trucking <dltrucks@embarqmail.com>
Sent: Tuesday, August 4, 2020 2:05 PM
To: Public Comments
Subject: rezoning of the property for Dorothy and Larry Mitchell on Hwy 96

The meeting last night was not what we had expected. It seems that someone has started something that is not true. We never said anything about a convenience store.

In a positive light we are offering storage for campers and boats that are not allowed to be stored in a subdivision with HOA covenants. We are trying to help provide a convenient and safe place for these items of personal property to be stored close by.

We want to enhance the property with landscaping which will provide a buffer and make our storage facility attractive.

We love our beautiful community as our family has resided here for over 60 years.

Our request for a storage facility would not cause an increase in noise, traffic, litter or safety.

This is not just a piece of land to us. We reside less than one mile away. Our parents, children and grandchildren all live in this area as well. We would not do anything to hurt our community. Thank you for your time. Have a blessed day.

Sincerely,
Larry and Dorothy Mitchell

Kristen King

From: Danielle Barrett <danicbarrett@gmail.com>
Sent: Tuesday, August 4, 2020 2:25 PM
To: Public Comments
Subject: Opposition to rezoning of property adjacent to entrance of Olde Liberty

Hello,

My name is Danielle Barrett and I live at 305 Long View Drive in the Olde Liberty neighborhood. I am writing regarding my opposition to rezoning the land adjacent to the entrance of Olde Liberty for any commercial or neighborhood business use and feel it should remain zoned for residential use.

My family specifically moved from Wake County to Franklin County to take a step back from the overly commercialized state of Wake County. We previously lived off 98 (going South) and decided to move due to the increase in business development near our home and how crowded the area had become. We chose the Olde Liberty neighborhood for the quiet, rural feel with easy access to Capital Boulevard.

There is no need to rezone this property for any commercial or business use when there are plenty of available commercial spaces, for example in downtown Franklinton, that could be utilized for businesses. Focus should remain on developing current commercial areas in the county not turning a scenic country road into a commercialized highway and taking the charm away from the area. Residential neighborhood areas should remain just that. Highway 96 already has a gas station/convenience store a few miles down the road and a storage facility directly across the street from the entrance to Olde Liberty - there is no need for more businesses to create congestion, loitering, etc right outside of our neighborhood. Not too mention the Youngsville Fire Station is located across from the area in question - rezoning this property to commercial or business use could cause a direct impact on the ability for fire trucks, to enter/exit their station.

We have two young children and we hope this neighborhood remains as we hoped it would be when we moved to Franklin county.

Thank you,
Danielle Barrett

Kristen King

From: Gale Rullmann <rullmann@gmail.com>
Sent: Tuesday, August 4, 2020 3:36 PM
To: Public Comments
Subject: Rezoning case #20-REZ-02

Gale & Jeff Rullmann
245 Olde Liberty Dr. Youngsville, NC 27596
919-435-1512

Dear Board Members,

Hope all is well after a night of lots of rain and high winds.

It was brought to my attention that it was not only a Convenience Store that was submitted for the property off of Route 96. I also am aware that many different kinds of businesses can be developed. I can speak for my Husband Jeff and I that we are Franklin County Tax payers, registered voters, and HOA paying Members that are against any type of Commercial building on Route 96.

I heard that the meeting was very long and it took a while to acknowledge all the letters that were sent via email opposing the change from Residential to Commercial.

Having been involved in some cases like this in the past I am well aware of changing property to commercial in one area and before you know it, everything down the street becomes Commercial.

This area is not meant to be Commercial please keep the commercial business on Route 1 where everyone can shop and go from place to place in one area.

Thank you again for your time.

Sincerely,

Jeff & Gale Rullmann

Kristen King

From: Danielle Sousa <danielleboatesousa@gmail.com>
Sent: Tuesday, August 4, 2020 4:11 PM
To: Public Comments
Subject: Rezoning off 96 near Olde Liberty

To whom it may concern,

I strongly oppose the rezoning of the land off 96 adjacent to the entrance of Olde Liberty. There is a storage facility directly across the street and there is no lack of storage facilities in Youngsville.

I would like to see it stay as residential. This is a beautiful area and there is no reason to change it. If they want to build a storage facility, they can find land that is already zones for commercial right off route 1.

Thank you,
Danielle Sousa
220 Long View Dr
Sent from my iPhone

Kristen King

From: Chris Sykes <chris.sykes@leithcars.com>
Sent: Tuesday, August 4, 2020 4:54 PM
To: Public Comments
Subject: Rezoning of the property for Larry and Dorothy Mitchell on Hwy 96

To whom it may concern:

I would just like to offer some insight and opinion regarding the above referenced property. Prior to the public meeting on August 3, 2020, a document was circulated on social media that stated that a convenience store was being proposed for the Mitchells' property just outside Olde Liberty subdivision on Highway 96. The document was inaccurate, caused concern in the community, and "tilted the scales" against the Mitchells prior to the meeting even taking place.

I've personally witnessed the Mitchells operate very professional and successful businesses and have no doubt that a storage facility at that location would be the same. In addition, they have impressed me with their knowledge of grading and landscaping projects while at the same time having years of knowledge about maintaining the beauty of the surrounding environment. I feel sure that any type of public business that they operate would have beautiful curb appeal.

We all are witnessing the extreme growth of Franklin county at this time. It is evident that additional storage facilities will be necessary for residents in nearby subdivisions with HOA covenants to safely and securely house their boats and campers. It is difficult for me to understand with those same such storage facilities in operation just across Highway 96 that there would be any question whatsoever about the rezoning of the Mitchells property for this purpose.

In addition, the Mitchells and their family have been an integral part of this community for longer than I've been alive and I am 47 years of age. I am quite certain that they will continue to show care and concern for this community in the future. Thank you for allowing me to take a couple minutes of your time.

Sincerely,

Chris Sykes
Capital Auto Auction
Registration Manager
919-570-5570
chris.sykes@leithcars.com

Kristen King

From: maznblumatt@mindspring.com
Sent: Tuesday, August 4, 2020 5:56 PM
To: Public Comments
Subject: FW: Rezoning 6814 NC 96 W

As I am sure you can now see, the residents of Olde Liberty are against any type of rezoning at 6814 Hwy 96. The land was originally zoned residential and to turn it into a commercial enterprise goes against what the area was intended to be. Olde Liberty is in the process of becoming a jewel for Franklin County. The golf course is undergoing some major renovations and I would hate to see this slowed or ended. There are over 200 lots that have been cleared, or are being cleared in addition to the 3-400 already here. To put commercial land at the entrance can only be a hindrance to this development. It is bad enough that there is a storage business directly across the street, that isn't near capacity, we certainly don't need another one of those. I don't see any reason why this property cant be used for single family homes, as it was intended to be. Please keep our area as it should be and deny the request to rezone.

Dave and Avenelle Purdy
230 Olde Liberty 27596

From: maznblumatt@mindspring.com <maznblumatt@mindspring.com>
Sent: Saturday, August 1, 2020 7:12 PM
T
o: 'publiccomments@franklincountync.us' <publiccomments@franklincountync.us>
Subject: Rezoning 6814 NC 96 W

We are writing in regards to the rezoning request at 6814 NC 96 near Olde Liberty subdivision.

We moved from Wake County a year ago and chose Olde Liberty specifically to get away from the type of business that is attempting to get this property rezoned. There seems to be no need whatsoever for a convenience store here, or any other type of business for that matter. There are hundreds of homes in our subdivision and most purchased here due to the residential zoning that exists now. This would be a great disservice to all of these hundreds of taxpayers to grant the wishes of a single entity.

Please take our wishes into consideration and deny the request to rezone this property from R-40 to NB. We love the peace and quiet and would like to keep it that way.

David and Avenelle Purdy
230 Olde Liberty Dr.
Youngsville. NC 27596
919-556-4410

Kristen King

From: R Sossomon <6sossomons@gmail.com>
Sent: Tuesday, August 4, 2020 7:12 PM
To: Public Comments
Subject: Opposed to rezoning on 96
Attachments: FB_IMG_1596490958285.jpg

First, let me thank you for your time and thoughts in consideration of the rezoning of 4.5 acres on highway 96 directly adjacent to Olde Liberty. We in the community are deeply concerned about the negative impacts this type of rezoning would have on our development.

For example:

1. Increased traffic on an already heavily trafficked corridor without adequate site lines.
2. Decrease in quality of life due to loss of rural natural areas.
3. Increase in non-community traffic through the community as a cut-through.
4. No firm plans and guidelines. This rezoning from residential to neighborhood business would open the doors for anything from pet store, convenience store, strip mall and a plethora of other entities without restraint.
5. Decrease in home values, which also means a decrease in applicable county taxes that all homes would be paying.

In addition, this would be a duplication of offered services that are already directly opposite the community and have recently started expanding.

Allowing this type of zone change would further hinder the expansion of Olde Liberty as laid out in site plans (attached). If you are not aware, this site plan is currently negatively impacted by Franklin County water allocations and changing from a residential to commercial would also be further impactful to the water allocations.

On top of this, the current owners of said residential property have shown no good will towards the residents of Olde Liberty as evidenced by their lack of caring and cleaning up the property since purchase, thereby showing that any changes would further negatively impact those residences directly joining to these proposed changes.

Our neighbors and I purchased our property here because of the zoning that existed as well as the lack of being "in it all". This neighborhood exists with a very short commute to any proposed "neighborhood business" that we need and rezoning for the pure sense of making profit would do a complete disservice to those in this county whom made the conscious decision to get away from it all.

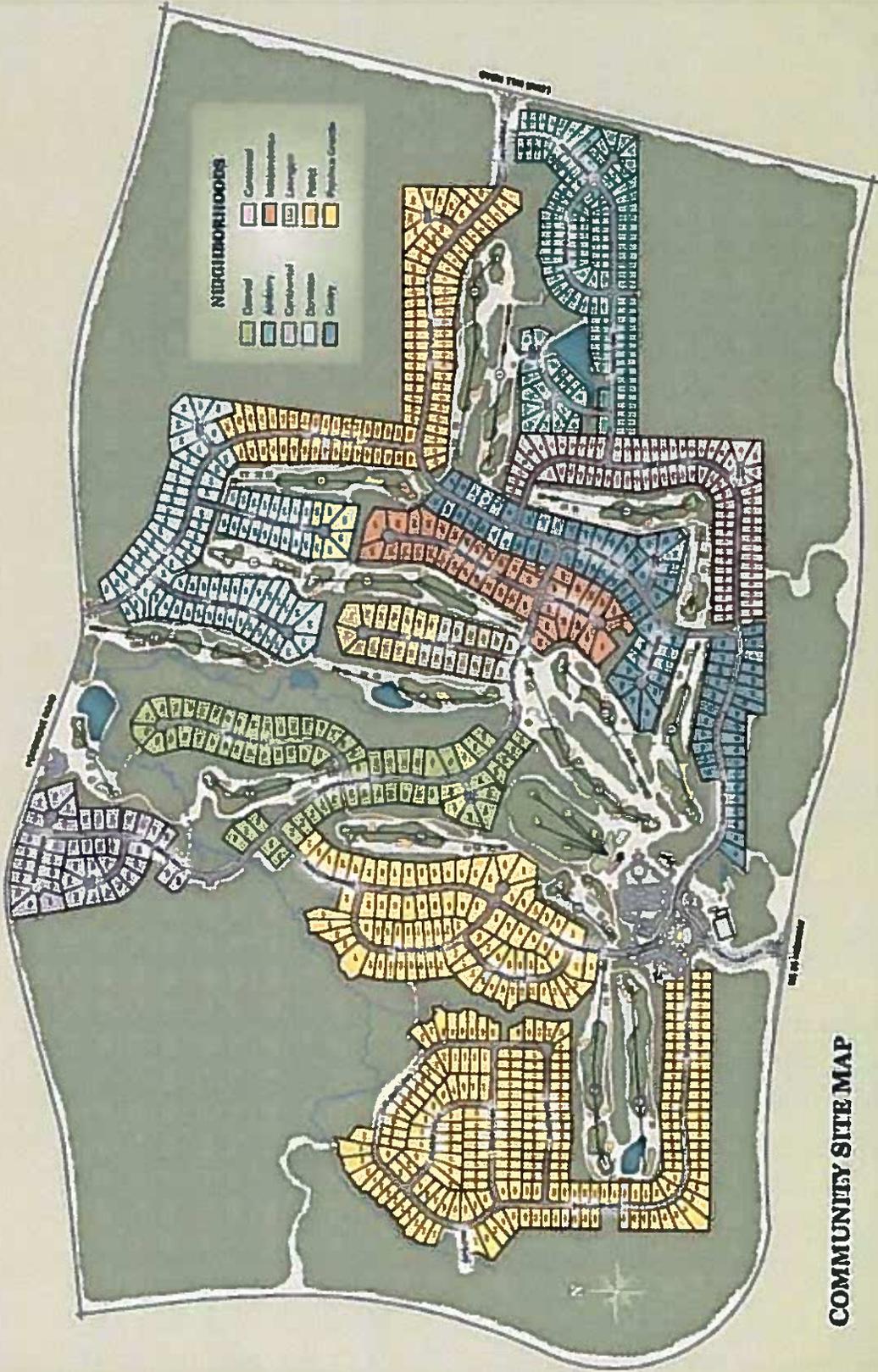
In closing, we are urging you to vote NO to any rezoning from residential.

Thanks again for your time,
Robert and Toni Sossomon
120 North Ridge View Way
Franklinton, NC 27525

OLDE LIBERTY
GOLF & COUNTRY CLUB

1 of 1

Close to everything... away from it all.



COMMUNITY SITE MAP

Kristen King

From: Isaias Martinez <isai580063@aol.com>
Sent: Tuesday, August 4, 2020 7:27 PM
To: Public Comments
Subject: rezoning for storage unit on 96

Resident of Olde Liberty
Isaias Martinez
59 scenic view ct
Youngsville

I vote to oppose the rezoning of the parcel land adjacent to Olde Liberty entrance. Currently we have ~300 homes in Olde Liberty, when you leave the front entrance you have to watch for oncoming traffic traveling 55MPH if they are traveling the speed limit which is very rare, if you want to pull out and make a left hand turn you will need to see if anyone else is pulling out from the current storage unit place, directly across from the OL main entrance. Keep in mind that the folks typically pulling out of there are also towing something (trailer, RV or boat). Once you pull out you also have to watch out for anyone also pulling out of the fire station which is within 25-30 yards from the storage unit.

If you try to make a right from the OL entrance you will now have to watch out not only for the cars pulling RV, boats & trailers directly across the OL entrance but also folks pulling out right next door - (the NEW storage facility) pulling an RV, boat or trailer.

There is soon to be a need for a large intersection with lights due to the amount of traffic and entrances ALL within 100 yards from each other. Also keep in mind that OL is ONLY at 50% capacity, we will soon have +300 homes (we currently have ~300 homes today) which will only double from the current traffic today.

If you approve this request, we are not only jeopardizing our property value decrease and the possibility of Fred Smith pulling out of the neighborhood.

I ask you to please DO NOT approve the rezoning of this land - Thanks

Isaias Martinez

919-426-1809

Kristen King

From: marsha wallace <nannym5054@yahoo.com>
Sent: Tuesday, August 4, 2020 7:32 PM
To: Public Comments
Subject: Re: Convenience Store

Addendum to our previous e-mail . Please no business's behind our homes in Olde Liberty .

Sent from my iPhone

> On Jul 26, 2020, at 8:41 PM, marsha wallace <nannym5054@yahoo.com> wrote:

>

> To whom it may concern : We are requesting that the request for the Convenience Store on Hwy. 96 in Youngsville be denied. Olde Liberty is a quiet family neighborhood and we would like for it to remain this way. Rezoning this area for business will cause a multitude of problems. Please help us keep our neighborhood quiet and crime free. My husband and I moved here from Henderson two years ago and we love our home and neighbors. Thank you, James and Marsha Wallace

>

> Sent from my iPhone

Kristen King

From: Mike Galgano <galgano67@gmail.com>
Sent: Tuesday, August 4, 2020 8:31 PM
To: Public Comments

Michael and Amy Galgano
465 Clubhouse Dr
Youngsville, NC, 27596
Topic/ Rezoning of Rt 96 near Olde Liberty

I would like to voice my concerns about rezoning 4.5 acres from residential to commercial at the entrance of Olde Liberty subdivision.

There is much confusion as to what exactly the owners of the property are planning to do with this property. It was stated that now they would like to put a storage facility adjacent to the entrance. This type of business or any type of commercial business would take away from the pleasing look and lifestyle that is in place now. There is already a storage facility and a growing one at that, right across from our entrance. Any further development for any kind of business along this section of road will take away from the peaceful quality living we bought into.

We feel there are many options within a short driving distance that provides these types of commercial service that we need. We do not want the increased traffic or noise that goes along with commercial properties.

We have owned houses in the past near commercial properties and we chose this development to get away from that type of living. I sincerely hope you take into account everyone's concerns regarding this proposal.

Sincerely,
Michael and Amy Galgano

Kristen King

From: Rowena Twiss <rft0304@yahoo.com>
Sent: Wednesday, August 5, 2020 9:36 AM
To: Public Comments
Subject: Old Liberty Golf Community Rezone

I am a concerned resident of the Olde Liberty golf course community. I am totally opposed of the planned rezoning.
Thank you,
Rowena Twiss

Sent from my iPhone

Kristen King

From: Elaine Dillon <eddillon2010@gmail.com>
Sent: Wednesday, August 5, 2020 12:01 PM
To: Public Comments
Subject: Fwd: Rezoning Application - Summit Design

To: County Commissioners

I just want to make it clear that I am opposed to rezoning our residential area to a business zone for any reason. We were told that a convenience store was planned for some reason and now we are being told it is for a storage area. As has been mentioned, there is already a storage area on Hwy 96 right across the street from the entrance to Olde Liberty. I am against any business of any kind for this area.

Thank you.

Sent from my iPad
Elaine Dillon

Begin forwarded message:

From: Elaine Dillon <eddillon2010@gmail.com>
Date: July 26, 2020 at 12:06:48 PM EDT
To: publiccomments@franklincountync.us
Cc: Elaine Dillon <eddillon2010@gmail.com>
Subject: Rezoning Application - Summit Design

Re: Applicant: Summit Design
Location: NC 96 HWY
Township: Youngsville
Current Zoning: R-40 Proposed Zoning: Neighborhood Business (NB)

Submitted by: Elaine Dillon
105 Olde Liberty Dr.
Youngsville, NC 27596

To: Members of the Planning Board, County Commissioners

I am vehemently opposed to any rezoning of this residential area to a business zone.

This would cause many more serious problems with traffic than already exists, not to mention the dangers that would ensue due to more people walking on the road in a dangerous traffic area where cars and truck speed by.

Further, with tractor trailers coming and going it would bring pollution and noise to a peaceful area. Also, loitering, littering, and crimes are sure to follow.

There is no need to re-zone this area for a convenience store/gas station. There are several stores of

this nature just a few miles down the road, not to mention a shopping area with grocery, drug, and gas stations only three miles away. This is totally unnecessary and would be a detriment to the health and well-being of all people who reside in this area. As your know, more housing developments are in process and this rezoning would ruin the quality of life. Why disrupt a residential area needlessly. Sometimes quality of life means more than making money. This is one of those times.

I am sure you would not want another convenience store in this neighborhood if you lived here. I am hopeful that you will all vote NO on this matter.

Respectfully submitted,

Elaine Dillon

Sent from my iPad
Elaine Dillon

Kristen King

From: John Dillon <jrdphotog1@gmail.com>
Sent: Wednesday, August 5, 2020 1:26 PM
To: Public Comments; John Dillon
Subject: Fwd: Rezoning Application

SUPPLEMENTAL COMMENT(S):

After watching the board meeting held on August 3, 2020, I find it necessary to further my objection(s) to the rezoning application at hand concerning the request of MITCHELL.

FIRST: We did not purchase property in Youngsville to be surrounded by commercial enterprise. Our reasoning for moving to our present home was because it was a quiet peaceful place.

SECOND: Somehow the subject of a convenience store being built on the property was not in the original notice. This apparently was done for reason(s) by an interested party. **I strongly oppose the rezone for any purpose whatever the case may be.**

THIRD: From first hand electronic observation of this meeting, it is clear the majority of respondents are opposed to any such rezone approval.

I trust the board/commissioners will find for the majority of Olde Liberty residents.

Respectfully submitted,

John R. Dillon

----- Forwarded message -----

From: John Dillon <jrdphotog1@gmail.com>
Date: Sun, Jul 26, 2020 at 9:44 AM
Subject: Rezoning Application
To: <publiccomments@franklincountync.us>, John Dillon <jrdphotog1@gmail.com>

RE: Applicant: Summit Design - 4.57 acres - NC96 HWY - Town of Youngsville -
Current Zoning R-40 - Proposed Zoning: Neighborhood Business

1. I write to express my objection to the aforementioned Rezoning Application.
2. I am a property owner residing on Olde Liberty Drive. The rear of my property faces HWY NC96.
3. It is reasonable to state that HWY NC96 is heavily traveled.
4. The entrance to Olde Liberty is at or near/opposite the Youngsville Fire Station.
5. For the following reasons I oppose the rezoning of property described in the aforementioned Rezoning Application.

- A. Residents have learned the rezoning is for the purpose of building a "convenience store." There are such stores already in existence within short distance of the proposed site not to mention a major shopping center within a three (3) mile distance of the proposed site.

- B. Possible decrease in home value because of area change to a business district - possibility of further business activity in the area allowed by the rezoning factor - a well known fact that a convenience store is also likely to bring gasoline/diesel sales, to say nothing of the noise, traffic, odor, trash, loitering, crime, armed holdup, "tailgate partying" and general safety of residents, pedestrians and vehicular traffic.

- C. Decrease in my property value because of the most likely removal of trees in my as well as other backyards of neighbors.

I trust that the Franklin County Planning Board will make a positive decision to deny the approval of this rezoning application.

Respectfully submitted,

John R. Dillon
105 Olde Liberty Drive
Youngsville,, NC 27596

--
John R. Dillon
518.424.9957

--
John R. Dillon
518.424.9957

Franklin County Commissioner's Agenda Information Sheet

Requested Meeting Date: August 17, 2020

of attachment (s) 1

Item Title (as it should appear on the agenda): Utility Allocations

Initiated by (Name, Job Title): Utility Advisory Committee and Christopher Doherty, Public Utilities Director

Board action proposed: Approve requests and extensions

Is this a consent agenda item? Yes No

Is a public hearing needed? Yes No

Has this item been reviewed by the appropriate staff? Please check all that apply.

County Manager Utility Attorney – Jim Sheedy Finance Director

Summary of Request:

On August 12, 2020, the Utility Advisory Committee met and discussed and voted on the following action items. Staff will go through each of the items individually and ask for separate motions and votes.

ALLOCATION REQUESTS

	Subdivision	Lots/Units	Description
a	Ashberry Village Ph 1C & 2	37	Additional phase Complete subdivision
b	Gill Farm Phase 2	50	Additional phase
c	Sutherland Station	37	Additional phase in Olde Liberty
d	Patterson Woods Ph 7	23	Additional phase
e	Whispering Pines Ph 2	50	Additional phase
f	Essex Place Ph 3	6	Additional phase Complete subdivision
g	Essex Village	50	New project in Essex s/d
h	Cedar Crossing Ph 4&5	50	Additional Phase
i	Washington Manor Apts.	72	New project - take out of EDC
j	Hampton Village Phase 3	48	Additional phase - take out of EDC

FOR OFFICE USE ONLY:

APPROVED
 DENIED

ACTION: _____ DATE: _____

ALLOCATION EXTENSIONS

	Subdivision	Lots/Units	Description
a	Hadleigh Subdivision	76	Request extension to 03-31-2021 – punchlist items from walkthrough
b	Hillcrest Subdivision	50	Request extension to 03-31-2022 – change of engineer of record

All of the above were unanimously voted on by the Utility Advisory Committee.

FOR OFFICE USE ONLY:

- APPROVED
- DENIED

ACTION: _____ DATE: _____

ALLOCATION REQUESTS



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

<i>For Office Use Only Form Received</i>	
July 3, 2019	Date
12:58PM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherly@franklincountync.us

Project Name: Ashberry Village Phase 1C - Lots 70-85, 96-104 and Ashberry Phase 2 -- Lots 46-62

Type of Request: *Initial* *12-Month Extension* *Modification* *Additional Allocation*

PROPERTY OWNER INFORMATION

Name(s) Dan Ryan Builders

Address 3000 RDU Center Drive, Suite 202

 Morrisville, NC 27560

Telephone (919) 747-4970

E-Mail mbarron@drbgroup.com

ENGINEER INFORMATION

Engineering Firm The Nau Company, PLLC

Contact Timothy P. Nau, PE

Address PO Box 810

 Rolesville, NC 27571

Telephone (919) 435-6395

E-Mail tnau@thenauco.com

PROJECT INFORMATION

Property PIN # 1844-66-9023

Parcel ID # 004777

Brief Description of Project 42 Single Family lots in the Ashberry Village Community. Lots are for the remaining lots located in Phase 1C and Phase 2.





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule September 2019

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 42

of Units:

Non-Residential

Type of Development

of Seats

If Food Service Type

of Employees

If Office Type

Sq Ft of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	GPD per Lot/Unit	Requested GPD Amount
Residential SF Water Only	42	172	7,224
Residential SF Sewer Only	42	250	10,500
Residential MF Water Only		172	-
Residential MF Sewer Only		250	-
TOTAL ALLOCATION REQUEST			17,724.00
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

April 9th, 2002

Franklin County Planning Board

PROPERTY OWNER

ENGINEER

JAY C. LEWIS 7.3.19
Printed Name Date

Timothy P. Nau, PE 7/2/19
Printed Name Date

7.3.19
Signature Date

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all information filled out and missing attachments. If any additional information is required, Franklin County Public Utilities will contact the applicant and/or engineer.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

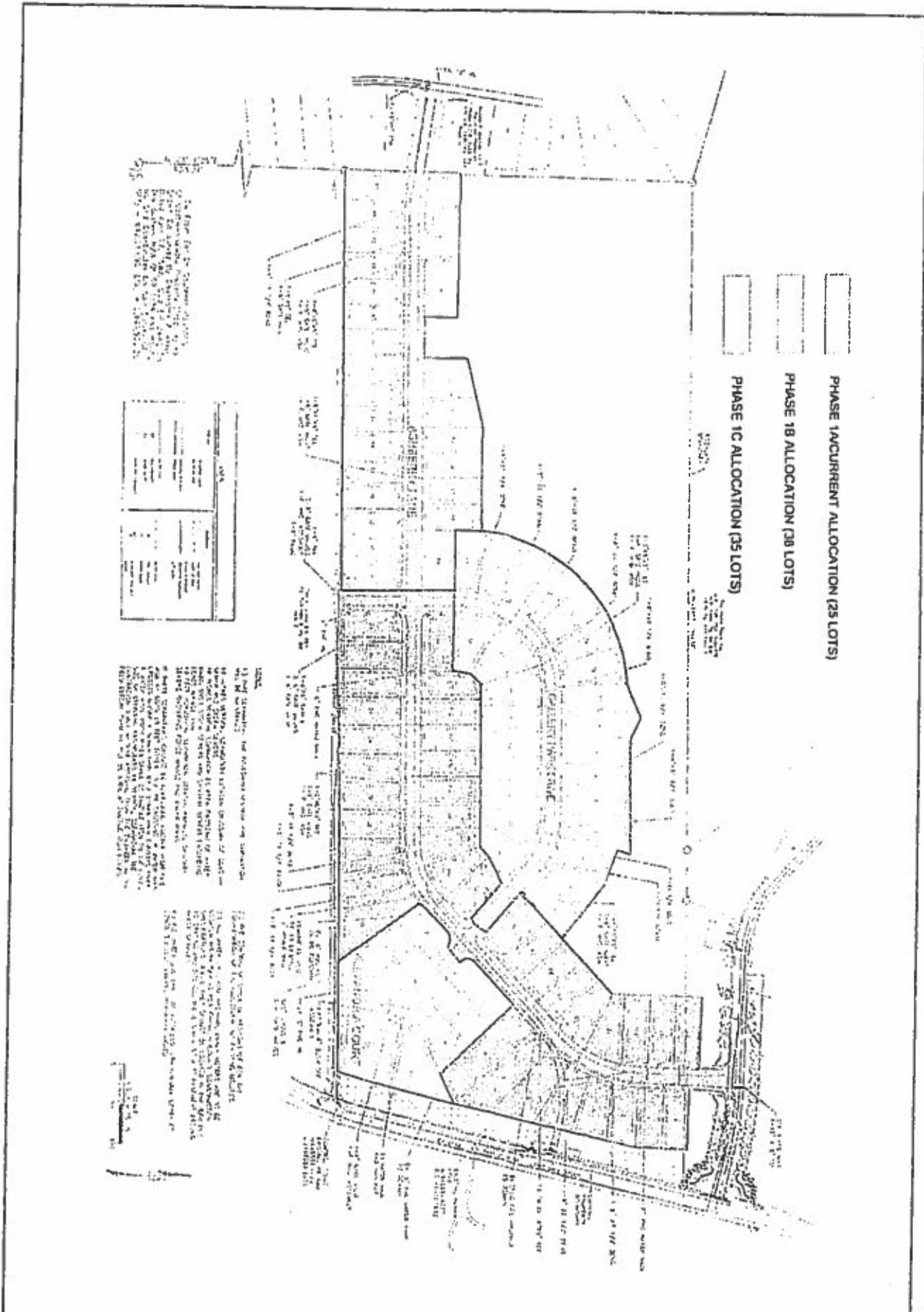
Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance, (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO

Page 3



- PHASE 1A INCUMBENT ALLOCATION (25 LOTS)
- PHASE 1B ALLOCATION (28 LOTS)
- PHASE 1C ALLOCATION (25 LOTS)

The figure shows the proposed water layout for the site. The water layout is shown in solid lines and the proposed water layout is shown in dashed lines. The water layout is shown in solid lines and the proposed water layout is shown in dashed lines.

NO.	DESCRIPTION	DATE
1
2
3
4
5

1) The proposed water layout is shown in solid lines and the proposed water layout is shown in dashed lines. The water layout is shown in solid lines and the proposed water layout is shown in dashed lines.

2) The proposed water layout is shown in solid lines and the proposed water layout is shown in dashed lines. The water layout is shown in solid lines and the proposed water layout is shown in dashed lines.

PROJECT NO.	DATE
DESIGNED BY	CHECKED BY
DRAWN BY	DATE
SCALE	18 of 20



ASHBERRY VILLAGE
WATER LAYOUT PLAN





**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

For Office Use Only Form Received	
02/15/19	Date
08:40 AM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherly@franklincountync.us

Project Name: Gill Farm Phase 2 Subdivision

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Richard Braxton Gill III
Address 1524 Mays Crossroads Road
Franklinton, NC 27525
Telephone (Area Code) Phone #
E-Mail Email

ENGINEER INFORMATION

Engineering Firm FLM Engineering, Inc.
Contact Chase Massey
Address PO Box 91727
Raleigh, NC 27675
Telephone (919) 423-8975
E-Mail cmassey@flmengineering.com

PROJECT INFORMATION

Property PIN # 1873-17-9911
Parcel ID # 005047

Brief Description of Project Single-family residential subdivision with approximately 88 additional lots added to the previously approved 73 lot subdivision. This request is for an additional 50 lots of water and sewer allocation. Public water and sewer is available at the site.





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Recordation of first phase by July 31, 2020

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 50

of Units: # of Units

Non-Residential

Type of Development Single Family

of Seats _____

If Food Service Type _____

of Employees _____

If Office Type _____

Sq. Ft. of Building _____

If Warehouse or Retail _____

PROJECT WORKSHEET FOR ALLOCATION

	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	50	172	8,600 GPD
Residential SF Sewer Only	50	250	12,500 GPD
Residential MF Water Only	# of Units	172	G P D
Residential MF Sewer Only	# of Units	250	G.P D
TOTAL ALLOCATION REQUEST			21,100 GPD
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

Anticipated October 9, 2018

Franklin County

PROPERTY OWNER

ENGINEER

Richard Braxton Gill, III 6-21-18

Printed Name

Date

CHASE MASSEY

Printed Name

7/3/18

Date

Richard Braxton Gill, III 6-21-18

Signature

Signature

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all information filled out and missing attachments. If any additional information is required, Franklin County Public Utilities will contact the applicant and/or engineer.



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
-----	-----	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
-----	-----	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
-----	-----	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
-----	-----	Does the proposed project require the construction of a new sewage lift station(s)?
-----	-----	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO

Page 3



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
05-16-19	Date
10:09 AM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdohererty@franklincountync.us

Project Name: Sutherland Station Phase 1

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) PEM Entities, LLC

Address 3821 Falls River Avenue

Raleigh, NC 27614

Telephone (919) 341-9140

E-Mail howard@envisionmsg.com

ENGINEER INFORMATION

Engineering Firm The Nau Company, PLLC

Contact Timothy Nau, PE

Address PO Box 810

Rolesville, NC 27571

Telephone (919) 625-3090

E-Mail tnau@thenauco.com

PROJECT INFORMATION

Property PIN # 1844-48-7990 & 1844-58-6941

Parcel ID # 006926 & 041961

Brief Description of Project Construction of roads and infrastructure to support 37 single family residential lots. This project will extend the existing Sutherland Drive to Pokomoke Road and add Plateau Court.



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

PROJECT SCHEDULE

Project Schedule Construction is anticipated to begin in the Spring of 2019

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 37

of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	37	172	6,364
Residential SF Sewer Only	37	250	9,250
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			6,364 water/9,250 sewer
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

Meeting Date

City or Town Planning Bd.

PROPERTY OWNER

ENGINEER

Howard A. Jacobson

12/17/19

Timothy P Nau

11/7/2018

Printed Name

Date

Printed Name

Date

Signature

Signature

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all information filled out and missing attachments. If any additional information is required, Franklin County Public Utilities will contact the applicant and/or engineer.



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

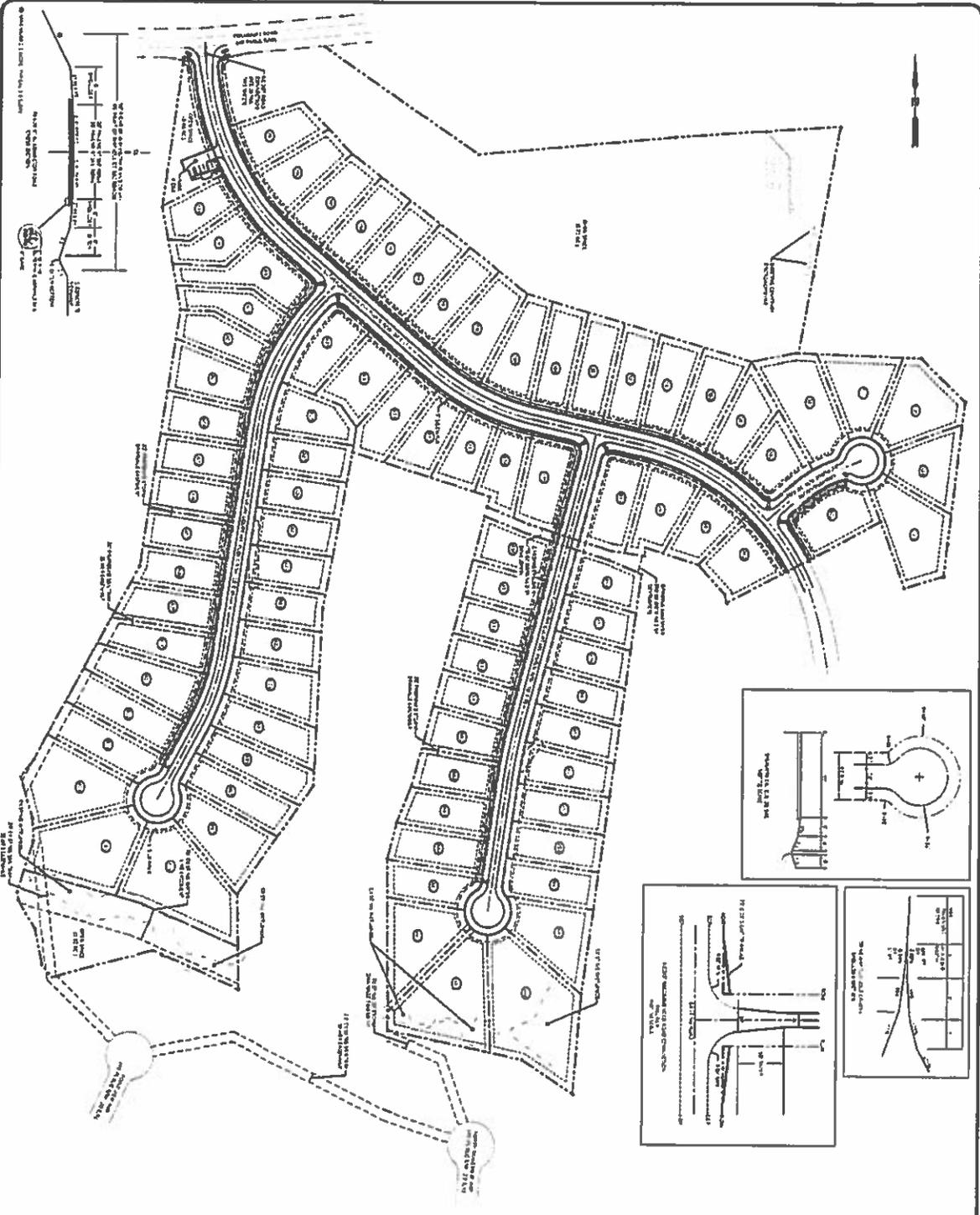
Utility Advisory Meeting Date _____

Approved by Utility Advisory Committee YES NO

County Commission Meeting Date _____

Approved by County Commission YES NO

Page 3



1. LOT AREA

LOT NO.	AREA (SQ. FT.)
1	1,200
2	1,200
3	1,200
4	1,200
5	1,200
6	1,200
7	1,200
8	1,200
9	1,200
10	1,200
11	1,200
12	1,200
13	1,200
14	1,200
15	1,200
16	1,200
17	1,200
18	1,200
19	1,200
20	1,200
21	1,200
22	1,200
23	1,200
24	1,200
25	1,200

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CONSTRUCTION CODES AND ALL APPLICABLE ORDINANCES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION UPON COMPLETION.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.
12. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION UPON COMPLETION.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

PROPOSED UTILITIES:

UTILITY	DEPTH (FEET)	LOCATION
WATER	48"	ALONG WEST SIDE OF ROAD
SEWER	48"	ALONG WEST SIDE OF ROAD
ELECTRIC	24"	ALONG WEST SIDE OF ROAD
TELEPHONE	24"	ALONG WEST SIDE OF ROAD
CABLE TV	24"	ALONG WEST SIDE OF ROAD

PROPOSED UTILITIES:

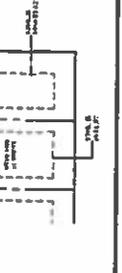
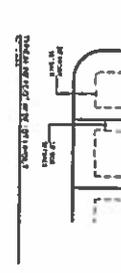
UTILITY	DEPTH (FEET)	LOCATION
WATER	48"	ALONG WEST SIDE OF ROAD
SEWER	48"	ALONG WEST SIDE OF ROAD
ELECTRIC	24"	ALONG WEST SIDE OF ROAD
TELEPHONE	24"	ALONG WEST SIDE OF ROAD
CABLE TV	24"	ALONG WEST SIDE OF ROAD

PROPOSED UTILITIES:

UTILITY	DEPTH (FEET)	LOCATION
WATER	48"	ALONG WEST SIDE OF ROAD
SEWER	48"	ALONG WEST SIDE OF ROAD
ELECTRIC	24"	ALONG WEST SIDE OF ROAD
TELEPHONE	24"	ALONG WEST SIDE OF ROAD
CABLE TV	24"	ALONG WEST SIDE OF ROAD

PROPOSED UTILITIES:

UTILITY	DEPTH (FEET)	LOCATION
WATER	48"	ALONG WEST SIDE OF ROAD
SEWER	48"	ALONG WEST SIDE OF ROAD
ELECTRIC	24"	ALONG WEST SIDE OF ROAD
TELEPHONE	24"	ALONG WEST SIDE OF ROAD
CABLE TV	24"	ALONG WEST SIDE OF ROAD



SCALE: 1" = 40'

DATE: 10/15/11

PROJECT: SUTHERLAND STATION

DRAWN BY: J. SMITH

CHECKED BY: M. JONES

APPROVED BY: K. BROWN

SUTHERLAND STATION

FRANKLIN COUNTY, NC

OVERALL SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT

PLM ENGINEERS, LLC

303 SOUTH MAIN STREET

RALEIGH, NC 27601

The Nau Company

Committing Child Careworkers

PO Box 810 Raleigh, NC 27671

919-435-6395

NCBELS License P-0751



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
06-25-19	Date
1:49 PM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdohererty@franklincountync.us

Project Name: Patterson Woods Phase 7

Type of Request: Initial 12-Month Extension Modification Additional Allocation
To be completed by 12-31-2020

PROPERTY OWNER INFORMATION

Name(s) ~~Holden Creek, LLC~~ Patterson Woods LLC
 Address 833A Wake Forest Business Park
Wake Forest, NC 27587
 Telephone (919) 291-3069
 E-Mail ~~gould@goaldevelopment.com~~ goulddevelopment1@gmail.com

ENGINEER INFORMATION

Engineering Firm Crowley Professional Engineers, Inc.
 Contact Michael Crowley
 Address 1233 Heritage Links Drive
Wake Forest, NC 27587
 Telephone (919) 625-6755
 E-Mail ~~goulddevelopment1@gmail.com~~ mcrowley@crowleyceengineers.com

PROJECT INFORMATION

Property PIN # 1852-34-2368
 Parcel ID # 005106

Brief Description of Project Phase 6 of the Holden Creek project. This phase consists of 50 residential lots to be served with utilities in 2020. We will request allocation for phase 7, which currently has 48 lots, in 2021.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule _____

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 23

of Units: # of Lots

Non-Residential

Type of Development _____

of Seats _____

If Food Service Type _____

of Employees _____

If Office Type _____

Sq. Ft. of Building _____

If Warehouse or Retail _____

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	23	172	3956
Residential SF Sewer Only	23	250	5750
Residential MF Water Only		172	G.P.D.
Residential MF Sewer Only		250	G.P.D.
TOTAL ALLOCATION REQUEST			Total Request
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

2017

Youngsville

PROPERTY OWNER

Patterson Woods, LLC

by Stephen C. Gould

Printed Name member/manager

6-25-19

Date

ENGINEER

Michael Crowley

Printed Name

6/24/19

Date

Signature

Signature

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**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the proposed project require the construction of a new sewage lift station(s)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project an additional phase of an existing project?

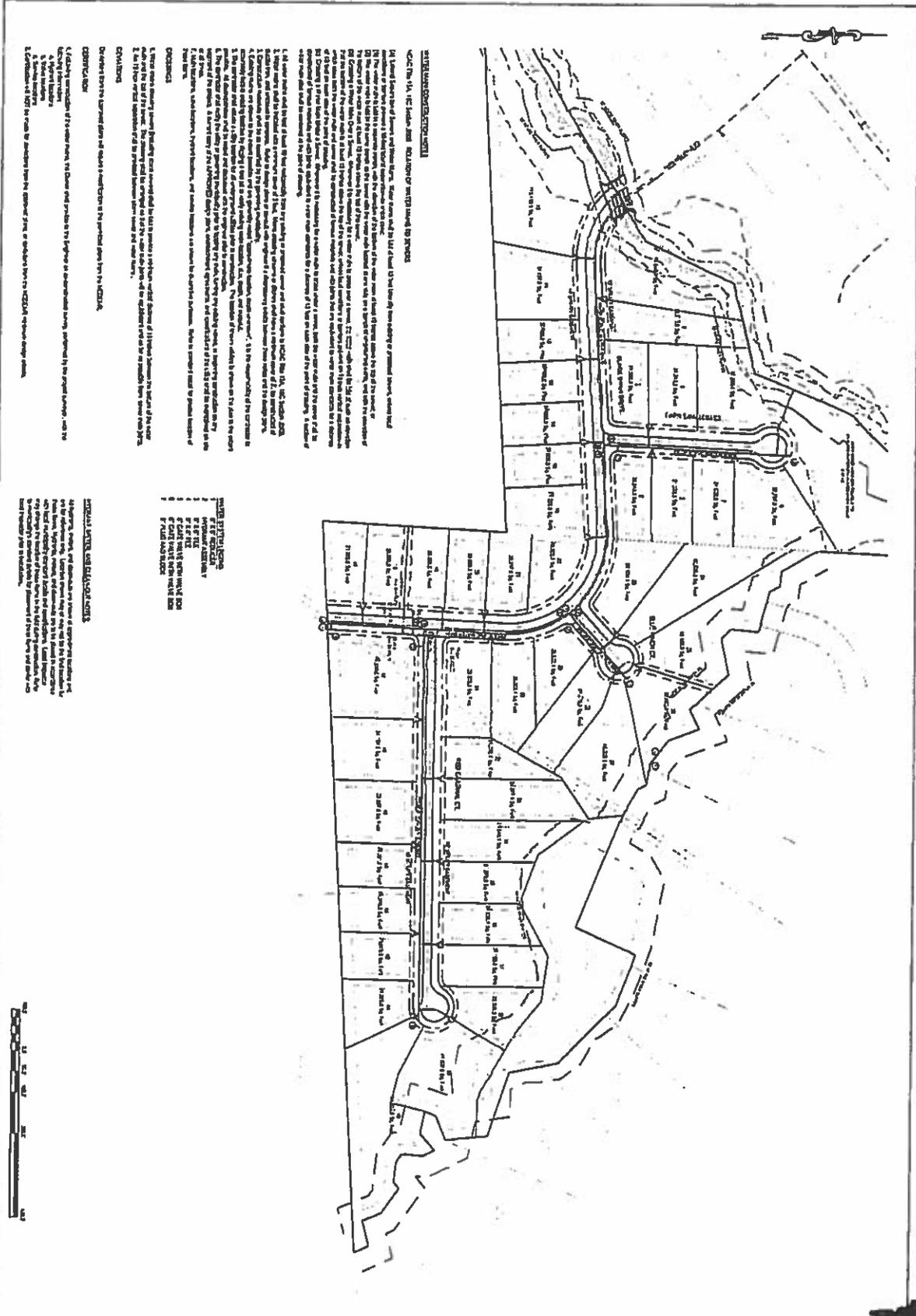
Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO

Page 3



GENERAL NOTES:

1. The utility lines shown on this plan are shown for informational purposes only. The utility lines shown on this plan are not to be construed as a guarantee of the location, depth, or condition of any utility lines. The utility lines shown on this plan are shown for informational purposes only.
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GENERAL NOTES (continued):

6. The utility lines shown on this plan are shown for informational purposes only. The utility lines shown on this plan are not to be construed as a guarantee of the location, depth, or condition of any utility lines. The utility lines shown on this plan are shown for informational purposes only.
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Job No. 13004
 Draw No.
C4

Utility Plan
 Patterson Woods Phases 6 and 7
 Gould Development, LLC
 Youngsville, Franklin County, North Carolina



NO.	DESCRIPTION	DATE
1	PRELIMINARY	12/31/2024
2	REVISED	12/31/2024
3	REVISED	12/31/2024
4	REVISED	12/31/2024
5	REVISED	12/31/2024
6	REVISED	12/31/2024
7	REVISED	12/31/2024
8	REVISED	12/31/2024
9	REVISED	12/31/2024
10	REVISED	12/31/2024



enaENGINEERS, Inc.
 Registered Professional Engineers
 12331 Heritage Link Drive
 Wake Forest, North Carolina 27507
 919-425-6123
 919-425-6123
 919-425-6123
 © 2024





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
09-03-19	Date
12:00 PM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
 1630 US #1 Highway
 Youngsville, NC 27596
 cdoherly@franklincountync.us

Project Name: Whispering Pines

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Whispering Pines of Franklin County LLC

Address 3129 Heritage Trade Drive, Ste 104

Wake Forest, NC 27587

Telephone (Office: 919-747-4970) Phone #

E-Mail rshank@drbgroup.com

ENGINEER INFORMATION

Engineering Firm The Spaulding Group

Contact Thomas Spaulding

Address 1611 Jones Franklin Rd, Ste 101

Raleigh, NC 27606

Telephone (919) 854-7990) Phone #

E-Mail tom@spauldingnorris.com

PROJECT INFORMATION

Property PIN # 1864-37-9760

Parcel ID # 044329

Brief Description of Project This is the second phase of the whispering pines subdivision. The first phase was 44 lots and the request for the second phase is for 50 lots.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Phase 1 has been platted and homes are currently being constructed

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 50

of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	50	172	8,600
Residential SF Sewer Only	50	250	12,500
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			Total Request
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

April 12, 2016

Franklin County

PROPERTY OWNER

ENGINEER

Jay Colvin

9/3/19

Thomas S. [Signature]

9-3-19

[Signature]

[Signature]

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FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

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YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____

Approved by Utility Advisory Committee YES NO

County Commission Meeting Date _____

Approved by County Commission YES NO

Page 3





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only	
Form Received	
09-04-19	LG/S
1:28 PM	LG/S

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
 1630 US #1 Highway
 Youngsville, NC 27596
 cdoherly@franklincountync.us

Project Name: Essex Place

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Franklin Acquisitions 1, LLC atten: Bob Polanco

Address 8804 Albright Road

Raleigh, NC 27612

Telephone (919) 614-1733

E-Mail Bpolanco123@yahoo.com

ENGINEER INFORMATION

Engineering Firm NC Development Engineers,PA

Contact Kirk Rightmyer

Address 2008 Lacebark Lane

Raleigh, NC 27612

Telephone (919) 610-5292

E-Mail kirk@ncdeng.com

PROJECT INFORMATION

Property PIN # 1855-61-6977

Parcel ID # 009708

Brief Description of Project This 28.32 acre project located within the Town of Franklinton has completed development of its last phase of this 87 lot community. We are applying for water and sewer allocation for the final six lots to complete the subdivision.





PROJECT SCHEDULE

FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

Project Schedule Project Schedule

PROJECT TYPE

Residential

[X] Single Family

[] Multi Family

of Lots: 6

of Units: # of Units

Non-Residential []

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION

Table with 4 columns: Category, # of Lots/Units, G.P.D. per Lot/Unit, Requested GPD Amount. Rows include Residential SF Water Only, Residential SF Sewer Only, Residential MF Water Only, Residential MF Sewer Only, and TOTAL ALLOCATION REQUEST.

PLANNING BOARD APPROVAL

[X] YES [] NO

Planning Board Meeting Date

July 22, 2015

Franklinton

PROPERTY OWNER

ENGINEER

Scott Circle

2/25/2020

Kirk Rightmyer

2/25/20

Signature of Property Owner

Signature of Engineer

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

Table with 3 columns: YES, NO, Description. Rows include questions about project location, infrastructure, watershed, sewage lift stations, and project phases.

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer Print Name Date

Signature

Utility Advisory Meeting Date
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date
Approved by County Commission YES NO

Page 3



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

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09-04-19	Date
13:28	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherly@franklincountync.us

Project Name: Essex Village

Type of Request: *Initial* *12-Month Extension* *Modification* *Additional Allocation*

PROPERTY OWNER INFORMATION

Name(s) Franklin Acquisitions, LLC

Address 3800 Gro-Peg Lane

Wake Forest, NC 27587

Telephone (919) 570-5386

E-Mail scarle@eastcoastdrilling.com

ENGINEER INFORMATION

Engineering Firm The Nau Company, PLLC

Contact Timothy Nau

Address PO Box 810

Rolesville, NC 27571

Telephone (919) 435-6395

E-Mail tnau@thenauco.com

PROJECT INFORMATION

Property PIN # 1855-61-7521 & 1855-61-4669

Parcel ID # 008251 & 009708

Brief Description of Project 91 Lot Single-Family Residential Subdivision located between US-1 and South Main Street in Franklinton.





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Project Schedule

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 50

of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	50	172	8,600
Residential SF Sewer Only	50	250	12,500
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			21,100
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

8/20/19

Franklinton Town Council Meeting

PROPERTY OWNER

ENGINEER

Scott Carle

Timothy P. Nau

08/30/2019

Printed Name

Date

Printed Name

Date

[Signature]

[Signature]

Signature

Signature

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**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

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YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____

Approved by Utility Advisory Committee YES NO

County Commission Meeting Date _____

Approved by County Commission YES NO

Page 3





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only
Form Received
12-17-19
11:30 AM

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherly@franklincountync.us

Project Name: Cedar Crossing Subdivision PH 4 & 5

Type of Request: [] Initial [] 12-Month Extension [] Modification [x] Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Green Hawk Corporation
Address 1330 Sunday Drive, Suite 105
Raleigh, NC 27607
Telephone (919) 861-2916
E-Mail jwhite@greenhawkcorp.com

ENGINEER INFORMATION

Engineering Firm Spaulding & Norris
Contact Tom Spaulding
Address 972 Trinity road
Raleigh, NC 27607
Telephone (919) 854-7990
E-Mail tom@spauldingnorris.com

PROJECT INFORMATION

Property PIN # 1864-66-3396, 1864-56-5534
Parcel ID # 008076

Brief Description of Project

The Cedar Crossing subdivision is located on Cedar Creek Road at the intersection of Lane Store Road. The project consists of 240 lots with 112 lots built and recorded. Currently, all but two of these lots have residents living in them. The subdivision was granted water and sewer allocation for 50 additional lots (phase 6 and 7) at the February 2019 meeting however the design of 6 and 7 has more than 50 lots. Currently we are working to record 50 of those lots even though more have been built and are only waiting on allocation. All these lots are currently under contract with builders who are very eager to start. We have also started the design process for Phase 4 and 5 which we want to start construction on as soon as we can get all the approvals.



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

PROJECT SCHEDULE

Project Schedule The 233 lot subdivision has been completely built-out with the exception of 60 lots. Construction drawings for the last 50 lots are in the review process and expected to receive approvals in January. Contractors have been lined up to finish these the last bit of infrastructure as soon as plans are approved.

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 210

of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	50	172	8,600
Residential SF Sewer Only	50	250	12,500
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			Total Request
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES

NO

Planning Board Meeting Date

October 11, 2018

Franklin County

PROPERTY OWNER

ENGINEER

Jeffrey M. White
Printed Name

12-9-2019
Date

Thomas Spawden 12-9-19
Printed Name Date

[Signature]
Signature

[Signature]
Signature

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all

Page 2



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

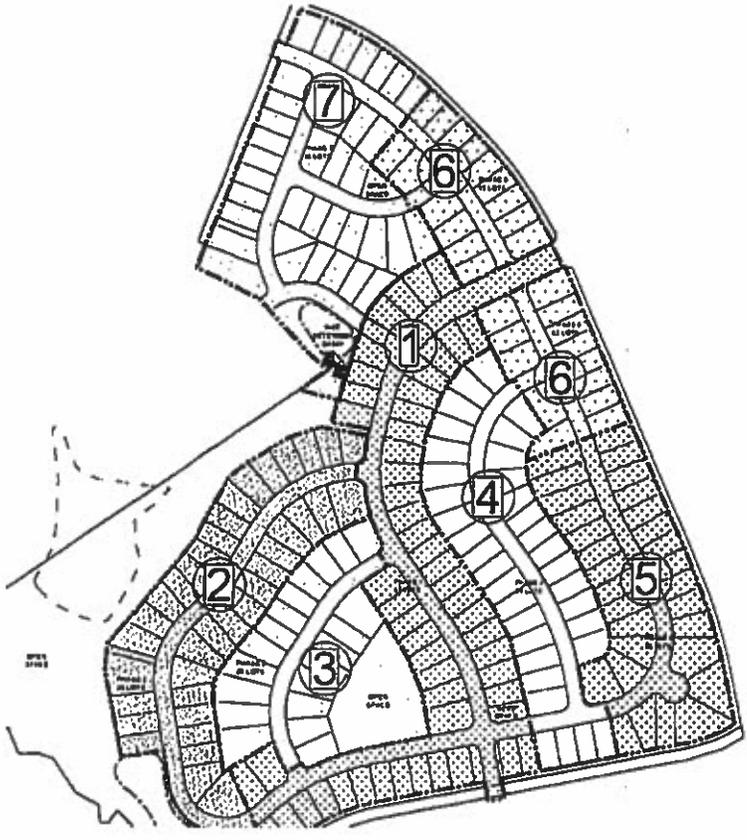
Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO

Page 4





PHASE TABLE SUMMARY

	①	PROPOSED 32 LOTS
	②	PROPOSED 20 LOTS
	③	PROPOSED 20 LOTS
	④	PROPOSED 20 LOTS
	⑤	PROPOSED 20 LOTS
	⑥	PROPOSED 20 LOTS
	⑦	PROPOSED 20 LOTS





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only	
Form Received	
2.10.2020	Date
1600	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdohererty@franklincountync.us

Project Name: Washington Manor

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Hurt & Coggins LLC

Address 2475 Hurt Drive

 Rocky Mount, NC 27804

Telephone (252) 443-0735

E-Mail michaelhurt@dancobuildersinc.com

ENGINEER INFORMATION

Engineering Firm Bagley Engineering

Contact Greg Bagley

Address 805 Cokesbury Road

 Fuquay Varina, NC 27526

Telephone (919) 609-0300

E-Mail Gdb.greg@gmail.com

PROJECT INFORMATION

Property PIN # 1852-46-6056

Parcel ID # 005293

Brief Description of Project Project Description





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Project Schedule

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: # of Lots

of Units: 144

Non-Residential

Type of Development Commerical Multifamily Community

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	# of Lots	172	G.P.D.
Residential SF Sewer Only	# of Lots	250	G.P.D.
Residential MF Water Only	144	172	24,480
Residential MF Sewer Only	144	250	36,000
TOTAL ALLOCATION REQUEST			60,480
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

Meeting Date 2/6/20

City or Town Planning Bd. Franklin Co. Planning Bd. 1/12

PROPERTY OWNER

ENGINEER

[Signature]
Printed Name _____ Date _____

Printed Name _____ Date _____

Michael J Hurt 2/10/20
Signature _____

Signature _____

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all information filled out and missing attachments. If any additional information is required, Franklin County Public Utilities will contact the applicant and/or engineer.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

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Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
2.10.2020	Date
1600	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherty@franklincountync.us

Project Name: Phase 3 of Hampton Village Apartments

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) H&C LLC
Address 2475 Hurt Drive
Rocky Mount, NC 27804
Telephone (252) 443-0735
E-Mail michaelhurt@dancobuildersinc.com

ENGINEER INFORMATION

Engineering Firm Bagley Engineering
Contact Greg Bagley
Address 805 Cokesbury Road
Fuquay Varina, NC 27526
Telephone (919) 609-0300
E-Mail Gdb.greg@gmail.com

PROJECT INFORMATION

Property PIN # 1853-12-4387 and 1853-12-7235
Parcel ID # 034130 and 028165

Brief Description of Project Project Description





FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Project Schedule

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: # of Lots

of Units: 48

Non-Residential

Type of Development Commerical Multi Family Community

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION

	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	# of Lots	172	G.P.D.
Residential SF Sewer Only	# of Lots	250	G.P.D.
Residential MF Water Only	48	172	8,256
Residential MF Sewer Only	48	250	12,000
TOTAL ALLOCATION REQUEST			20,256
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

Meeting Date 2/6/20

City/Town/Planning Bd. Wayneville

PROPERTY OWNER

ENGINEER

Marcus J. Hunt 2/10/20
Printed Name Date

Printed Name Date

Marcus J. Hunt
Signature

Signature

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FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

Log in receipt of Allocation Application on page one of the application.

YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

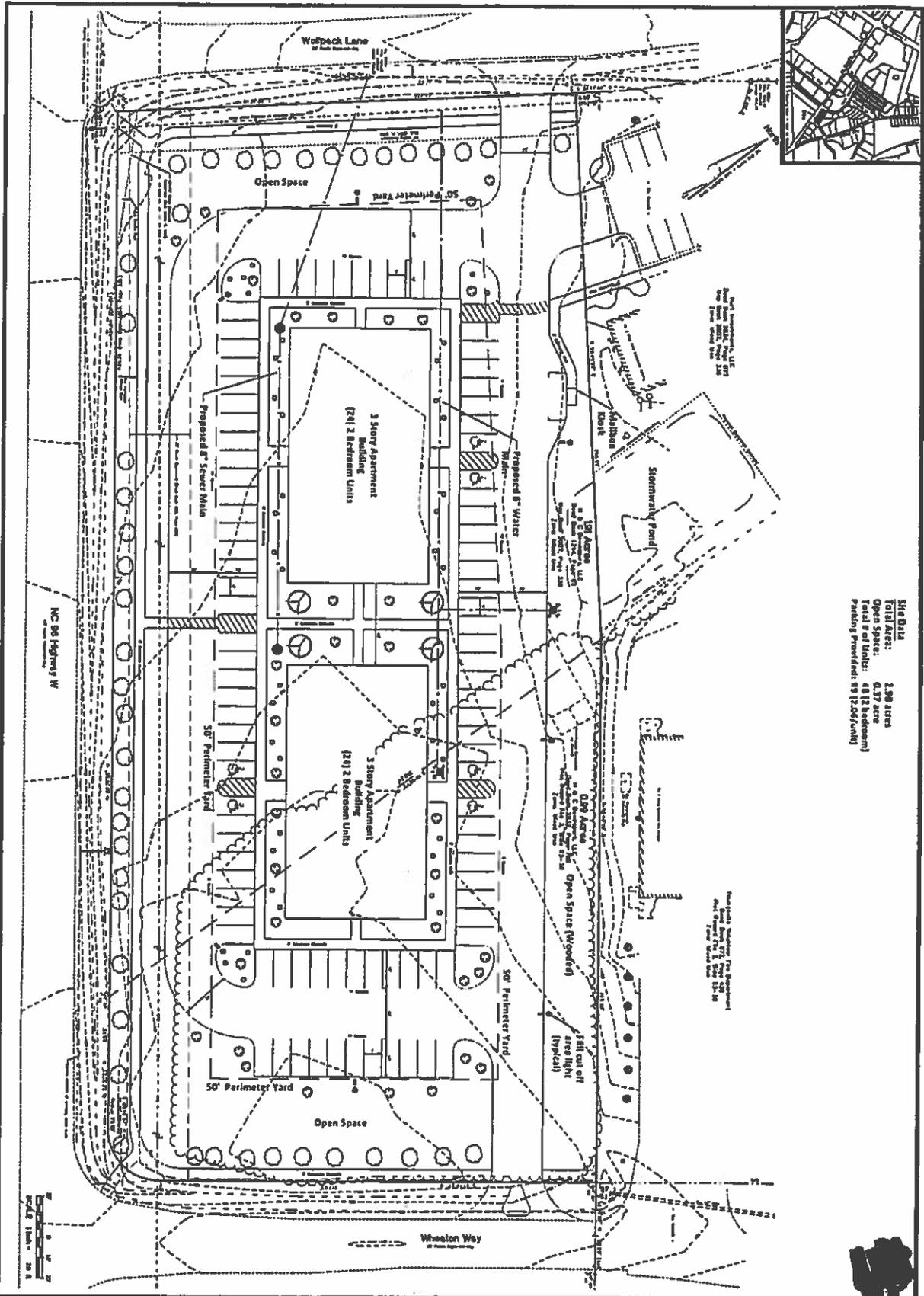
Utility Advisory Meeting Date _____

Approved by Utility Advisory Committee YES NO

County Commission Meeting Date _____

Approved by County Commission YES NO





Site Data
 Total Area: 1.98 acres
 Open Space: 0.17 acres
 Total # of Units: 48 (2 Bedroom)
 Parking Provided: 89 (2.06/Unit)

MGA OF CAROLINA
 1000 W. STATE ST. # 200
 RALEIGH, NC 27601
 PHONE: 919.871.1100
 FAX: 919.871.1101
 WWW.MGAOFCA.COM

PROJECT NO.: 14-0001
 SHEET NO.: 14-0001-01
 DATE: 11/11/14

C-2

Sketch 5
**HAMPTON VILLAGE OF YOUNGSVILLE
 ADDITION 2**
 Wapack Lane, Youngsville, Youngsville Township
 Franklin County, North Carolina

NO.	DATE	DESCRIPTION
1	11-11-14	Site Plan
2	11-11-14	Site Plan
3	11-11-14	Site Plan

MGA
Mack Gay Associates, P.A.
 Engineering • Surveying • Planning
 1401 Peachtree East, Suite 200, Atlanta, GA 30309
 Phone: 404.525.8200 • Fax: 404.525.8210 • www.mga.com

ALLOCATION EXTENSIONS



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
02/11/2020	Date
14:11	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherty@franklincountync.us

Project Name: Hadleigh At Cedar Creek Subdivision (Previously named Conyers Subdivision)

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) LGI Homes

Address 7201 Creedmoor Road, Ste 147

Raleigh, NC 27613

Telephone (980) 722-0391

E-Mail Josh.spiegel@lgihomes.com

ENGINEER INFORMATION

Engineering Firm Spaulding and Norris, PA

Contact Tom Spaulding, PE

Address 972 Trinity Road

Raleigh, NC 27607

Telephone (919) 854-7990

E-Mail tom@spauldingnorris.com

PROJECT INFORMATION

Property PIN # 1883-20-1748

Parcel ID # 004714

Brief Description of Project Proposed allocation extension request for Phase 1 consisting of 76 single-family lots.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Phase 1 will be completed with the sanitary sewer outfall that will service this project and Cedar Pointe. The oversized sewer outfall is being installed in partnership with Franklin County to provide for future flows from the Town of Youngville pump station and to eliminate 2 pump stations.

PROJECT TYPE

Residential Single Family Multi Family
of Lots: 76 # of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats If Food Service Type

of Employees # of Employees If Office Type

Sq. Ft. of Building Sq. Ft. of Building If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	Requested GPD	Requested GPD Amount
Residential SF Water Only	76	172	13,072
Residential SF Sewer Only	76	250	19,000
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			Total Request
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES NO

Planning Board Meeting Date

April 12, 2016

Franklin County Planning Board

PROPERTY OWNER

ENGINEER

Josh Spiegel

1-7-2020

Thomas S. [Signature]

1-15-20

Josh Spiegel, Lyr Homes, NC, LLC

[Signature]

Page 2

Please send completed application with required attachments to the Franklin County Public Utilities Office via US Mail, courier or email. Incomplete applications will not be considered. Incomplete applications are ones that do not have all



**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

Information filled out and missing attachments. If any additional information is required, Franklin County Public Utilities will contact the applicant and/or engineer.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

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YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

For Office Use Only Form Received	
07-30-2020	Date
10:43 AM	Time

Complete all appropriate items and return to:

Franklin County Public Utilities
ALLOCATION REQUEST
1630 US #1 Highway
Youngsville, NC 27596
cdoherly@franklincountync.us

Project Name: Hillcrest Subdivision

Type of Request: Initial 12-Month Extension Modification Additional Allocation

PROPERTY OWNER INFORMATION

Name(s) Greenpoint, LLC

Address 7201 Creedmoor Road, Suite 140

Raleigh, NC 27613

Telephone (919) 971-5200

E-Mail jeff@greenpoint-llc.com

ENGINEER INFORMATION

Engineering Firm The Nau Company, PLLC

Contact Timothy P. Nau, PE

Address PO Box 810

Rolesville, NC 27571

Telephone (919) 625-3090

E-Mail tnau@thenauco.com

PROJECT INFORMATION

Property PIN # 1863-64-8819

Parcel ID # 006205

Brief Description of Project 210 single-family lot subdivision located at the intersection of Hill Road and Cedar Creek Road.



FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application

PROJECT SCHEDULE

Project Schedule Project Schedule

PROJECT TYPE

Residential

Single Family

Multi Family

of Lots: 50

of Units: # of Units

Non-Residential

Type of Development Non Res Type

of Seats # of Seats

If Food Service Type

of Employees # of Employees

If Office Type

Sq. Ft. of Building Sq. Ft. of Building

If Warehouse or Retail

PROJECT WORKSHEET FOR ALLOCATION			
	# of Lots/Units	G.P.D. per Lot/Unit	Requested GPD Amount
Residential SF Water Only	50	172	8,600
Residential SF Sewer Only	50	250	12,500
Residential MF Water Only	# of Units	172	G.P.D.
Residential MF Sewer Only	# of Units	250	G.P.D.
TOTAL ALLOCATION REQUEST			21,100
Non-Residential	Please attach calculation documentation		

PLANNING BOARD APPROVAL

YES **NO**

Planning Board Meeting Date

February 12, 2019

Franklin County

PROPERTY OWNER

ENGINEER

Jeff Grote

07/29/2020

Timothy P. Nau

07/29/2020

Printed Name

Date

Printed Name

Date

Signature

Signature

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**FRANKLIN COUNTY PUBLIC UTILITIES
Water and Sewer Allocation Application**

FOR FRANKLIN COUNTY PUBLIC UTILITIES STAFF USE ONLY

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YES	NO	Description
_____	_____	Is the proposed project located within the incorporated limits of a Town/City served by the Public Utilities?
_____	_____	Is the proposed project adjacent to existing Franklin County Public Utilities infrastructure?
_____	_____	Is the proposed project outside of a Water Supply Watershed as identified on the County's Official Zoning Map?
_____	_____	Does the proposed project require the construction of a new sewage lift station(s)?
_____	_____	Is the proposed project an additional phase of an existing project?

Please list any other specific requirements or conditions as required by the Water & Sewer Allocation Ordinance, Water and Sewer Ordinance, and the Unified Development Ordinance. (attach additional pages as necessary)

Reviewer _____ Date _____
Print Name

Signature

Utility Advisory Meeting Date _____
Approved by Utility Advisory Committee YES NO
County Commission Meeting Date _____
Approved by County Commission YES NO

Chris Doherty

From: Timothy Nau <tnau@thenauco.com>
Sent: Thursday, July 30, 2020 10:43 AM
To: Chris Doherty
Subject: Fwd: Hillcrest Water Allocation Extension
Attachments: image001.png; 2020-07-29 WS Allocation-12 Month Extension_Nau.pdf

Hillcrest updated allocation form.

Timothy Nau
(919) 625-3090

----- Forwarded message -----

From: Beth Robinson <beth@greenpointelandcorp.com>
Date: Thu, Jul 30, 2020, 6:10 AM
Subject: RE: Hillcrest Water Allocation Extension
To: Timothy Nau <tnau@thenauco.com>
Cc: Rick Grote <rick@greenpointelandcorp.com>

Tim,

Attached is the signed form.

From: Timothy Nau <tnau@thenauco.com>
Sent: Wednesday, July 29, 2020 11:25 AM
To: Beth Robinson <beth@greenpointelandcorp.com>
Cc: Rick Grote <rick@greenpointelandcorp.com>
Subject: RE: Hillcrest Water Allocation Extension

Please have Jeff sign the attached....

Timothy Nau, PE



Office (919) 435-6395

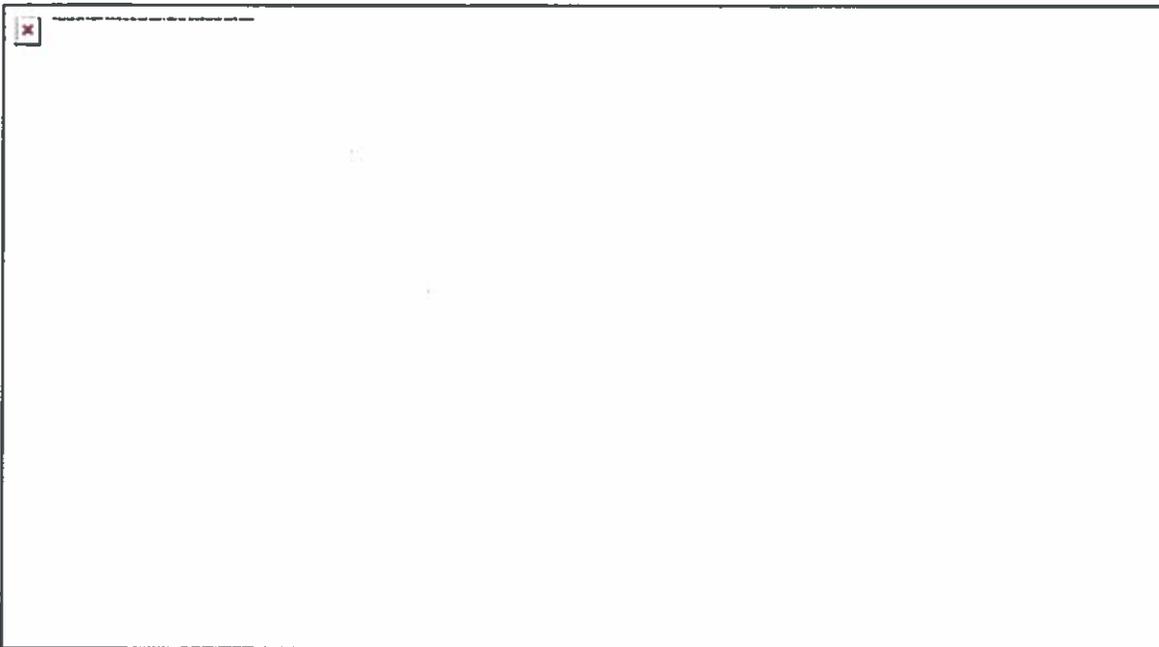
Mobile (919) 625-3090

From: Beth Robinson <beth@greenpointelandcorp.com>
Sent: Wednesday, July 29, 2020 8:41 AM
To: Timothy Nau <tnau@thenauco.com>
Cc: Rick Grote <rick@greenpointelandcorp.com>
Subject: Hillcrest Water Allocation Extension

Tim,

Hey, hope you are doing well. Jeff and I talked this morning. Since Spaulding Group had previously sent the extension in for the water allocation at Hillcrest. I have asked Chris to withdraw it and we wanted you to re-submit as the engineer of record.

Since the extension is so critical to our ability to close on a contract with an end user please know that anything you can do to get this on an agenda in the next 60 days would be so wonderful. If there is anything you need from me let me know. I will be standing by.



Franklin County Commissioner's Agenda Information Sheet

Requested Meeting Date: August 17, 2020

of attachment (s) _____

Item Title (as it should appear on the agenda): Resolution Supporting Expansion of Broadband Services For Franklin County, North Carolina

Initiated by (Name, Job Title): Kim Denton, Assistant County Manager

Board action proposed: Adoption of the Resolution

Is this a consent agenda item? Yes No

Is a public hearing needed? Yes No

Has this item been reviewed by the appropriate staff? Please check all that apply.

County Manager

County Attorney

Finance Director

Summary of Request:

Assistant County Manager Kim Denton will present a Broadband Resolution with the request that the Board of Commissioners adopt the Resolution. The availability and expansion of broadband is a critical component of our economy and educational systems surviving and thriving through the pandemic and beyond. The Resolution supports the appropriation of additional funds from federal and state sources to expand broadband, supports changes in NC General Statutes that would allow County governments to seek funding and qualify for grant monies that allow investment in infrastructure that qualified providers can use to expand broadband service and supports efforts to obtain service area information from existing broadband providers within the County to ensure that unserved customer areas are appropriately provisioned.

FOR OFFICE USE ONLY:

APPROVED

DENIED

ACTION: _____ DATE: _____

Resolution Supporting Expansion of Broadband Services For Franklin County, North Carolina

Whereas, the Franklin County Board of Commissioners is committed to ensuring an exceptional quality of life for its citizens and supporting expanding economic development opportunities for its citizens: and

Whereas, the availability of Broadband service is an integral component of achieving that exceptional quality of life and providing appropriate economic development opportunities; and

Whereas, the COVID-19 Crisis has further highlighted and accelerated the need for Broadband expansion and evolution, especially in the areas of education, healthcare and small business support; and

Whereas, while Franklin County's rural communities suffer from the lack of connectivity in exponential ways, the need for adequate and expanding broadband throughout the County remains a concern; and

Whereas, because Franklin County leadership has recognized the value of broadband, efforts have been expended to attract improved broadband service for the benefit of our County's citizens; and

Whereas, Franklin County's efforts have included participating in a regional Request For Proposal process to ultimately select a provider to focus on service in the unserved and underserved areas of the County,

Whereas, Franklin County has identified and appropriated County funds for grant funding to support the expansion of broadband service; and

Whereas, additional resources and opportunities to support broadband expansion continue to be explored and researched as federal and state officials recognize and acknowledge the pressing needs; and

Now, Therefore, Be It Resolved by the Franklin County Board of Commissioners that the Franklin County Board of Commissioners supports the appropriation of additional funds from federal and state sources to expand broadband; and

Further, Be It Resolved, that the Franklin County Board of Commissioners supports changes in NC General Statutes that would allow County governments to seek funding and qualify for grant monies that allow investment in infrastructure that qualified providers can use to expand broadband service; and

Further, Be It Resolved, that the Franklin County Board of Commissioners supports efforts to obtain service area information from existing broadband providers within the County to ensure that unserved customer areas are appropriately provisioned.

This resolution is effective upon its adoption this ____ day of _____, 2020.

Kristin G. King, Clerk

Sidney E. Dunston, Chairman