

**A G E N D A**

**FRANKLIN COUNTY PLANNING BOARD**

**Join Microsoft Teams Meeting**

**Please Refer to the Franklin County website**

**Microsoft Teams Meeting information will be posted**

<https://www.franklincountync.us/services/planning-and-inspections>

**July 13, 2021 (TUESDAY)**

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- CALL TO ORDER & WELCOME 7:00 P.M.
  - INVOCATION
  - AGENDA ADOPTION
  - MINUTES May 11, 2021
- \*\*\*\*\*

**Agenda Items:**

1. 21-MAS-12: A preliminary plan has been submitted for Mulberry Place Subdivision. This property is located off Mulberry Rd SR 1732 in the Dunn Township in the Residential-30 (R-30) Zoning District. The preliminary plan is for the subdivision of approximately 37.24 acres into 37 lots with an average lot size of 0.88 acres. The subdivision is designed to be served by private wells and septic systems.
2. 21-MAS-13: A preliminary plan has been submitted for Cash-Rahill Subdivision. This property is located off Peach Orchard Rd. (SR 1114) and Mays Crossroads Rd. (SR 1105) in the Youngsville Township in the Residential-30 (R-30) Zoning District. The preliminary plan is for the subdivision of approximately 206.612-acres into 146 lots with an average lot size of 1.117 acres. In addition, there are 24.778 acres of dedicated open space in this development. The subdivision is designed to accommodate community wells and individual septic tanks.
3. 21-MAS-16: A preliminary plan has been submitted for Maple Ridge Subdivision. The proposed subdivision is located off Cedar Creek Road (State Road 1116) and Lane Store Rd (State Road 1118) in the Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 43.02-acre tract into 84 lots with an average lot size of 7,067 square feet. There are 11.83-acres of dedicated open space in this development. The Board of Adjustment unanimously approved the Townhome portion of this project during the June 28<sup>th</sup> meeting. The proposed density in this development is 3.16 dwelling units per acre. The subdivision is designed to be served by County water and sewer.
4. 21-REZ-01: Franklin County is proposing a large-scale rezoning along the NC 56 Hwy Corridor between the Towns of Franklinton and Louisburg. The majority of properties are being proposed to be rezoned from Heavy Industrial to Agriculture Residential.

5. 21-REZ-02: Bateman Civil Survey Company is requesting to rezone 14.04 acres at NC 39 Hwy in the Dunn Township from Residential-30 (R-30) to General Business (GB).
6. Other Business/Reports/Discussion