

**A G E N D A**

**FRANKLIN COUNTY PLANNING BOARD**

**Join Microsoft Teams Meeting**

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**Microsoft Teams Meeting information will be posted**

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

**May 11, 2021 (TUESDAY)**

- CALL TO ORDER & WELCOME 7:00 P.M.
- INVOCATION
- AGENDA ADOPTION
- MINUTES April 13, 2021

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**Agenda Items:**

1. 19-MAS-07: A one-year extension request has been submitted for Graylan Subdivision. This property is located off Jackson Rd in Youngsville Township in the R-40 Residential Zoning District. The preliminary plan is for the subdivision of approximately 40.30 acres into 40 lots with an average lots 31,094 square feet. The subdivision is designed to be served by a community well/water system and private/individual septic tanks. There are 7.76 acres of dedicated open space in this development. This subdivision was previously approved by the Planning Board on July 9, 2019.
2. 21-MAS-09: A preliminary plan has been submitted for New Liberty Subdivision. This property is located on NC 96 Hwy. in Youngsville Township in the R-40 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 54.76 acres into 45 lots with an average lot size of 37,372 square feet. The subdivision is designed to be served by County water and private/individual septic systems. There are 11.34 acres of dedicated open space in this development.
3. 21-MAS-10: A preliminary plan has been submitted for Montgomery Subdivision. This property is located off Montgomery Rd (SR 1210) in the Franklinton Township in the Agriculture Residential (AR) Zoning District. The preliminary plan is for the subdivision of approximately 51.159 acres into 31 lots with an average lot size of 1.121 acres. The subdivision is designed to be served by private wells and septic systems.
4. 21-MAS-11: A preliminary plan has been submitted for Williams Road Subdivision. This property is located off Williams Rd SR 1738 in Dunn Township in the Residential-30 (R-30) Zoning District. The preliminary plan is for the subdivision of approximately 48.852 acres into 31 lots with an average lot size of 1.485 acres. The subdivision is designed to be served by private/individual wells and septic systems.

5. 21-MAS-15: A revised preliminary plan has been submitted for Baker Subdivision. This property is located off NC 98 Hwy. in Harris Township in the R-15 Residential District. The revised preliminary plan is for the subdivision of approximately 236.33 acres into 174 lots with 38.93 acres of dedicated open space. The subdivision is designed to accommodate both, County Water and a community well system with individual septic tanks. This subdivision was previously approved by the Planning Board on December 8, 2020 for the subdivision of approximately 236.33 acres into 179 lots with 57.32 acres of dedicated open space.
6. 21-MAS-14: A preliminary plan has been submitted for Hillcrest Subdivision. The proposed subdivision is located off Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 73.94-acre tract into 210 lots. There are 17.85 acres of dedicated open space in this development. The maximum density allowed in this development shall be three (3) dwelling units per acre. The subdivision is designed to be served by County water and sewer. This subdivision was previously approved by the Planning Board on January 8, 2019.
7. Other Business/Reports/Discussion