

FRANKLIN COUNTY PLANNING BOARD

August 11, 2020

The Franklin County Planning Board held its regular monthly meeting on Tuesday, August 11, 2020 via Zoom Meeting, Meeting ID: 886 7862 6432

Present: Mark McArn, Steve Mitchell, Mary Solomon, Fannie Brown, Martha Mobley, William E. Holden

Staff: Jason Rogers and Tracy Walthour

Chairman Mark McArn called the meeting to order at 7:00 P.M., and welcomed everyone in attendance.

Fannie Brown made a motion to approve the minutes from the July 14 meeting. William E. Holden seconded the motion. The motion was approved by a vote of 6-0.

Agenda Items:

1. 20-MAS-09: Jason Rogers presented a preliminary plan for Brothers Development, LLC Subdivision. It is located Green Hill Road (SR 1203) in Franklinton Township in the Residential-1 (R-1) Zoning District for 7.199 acres into 7 lots.

The development is designed to be served by a private wells and septic systems.

The proposed subdivision is located off Green Hill Road (SR 1203). The 2018 average daily traffic count for this section of Green Hill Road is approximately 1,500 vehicles per day.

This property is located within the Tar-Pamlico River basin.

Franklinton Elementary, Franklinton Middle, and Franklinton High are the schools that will serve this subdivision.

Jason Rogers stated that staff suggested approval of the subdivision with the following conditions:

- NCDEQ Erosion and Sedimentation control permit.
- NCDEQ approval for impacts to riparian buffers.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.

- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- All stub roads/streets shall be constructed to the adjoining property line.
- Approved NCDOT driveway permit.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- Provide a letter of approval/acceptance for the Mail Kiosk and Mail Kiosk box assignment from the Post Office.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Jason Rogers asked the Board if there were any questions.

There were no questions.

William E. Holden made a motion to approve the subdivision with conditions as submitted by Planning Staff. Fannie Brown seconded the motion, the motion passed by a vote of 6-0.

2. 20-MAS-06: Jason Rogers presented a preliminary plan for Mitchell Ridge Subdivision. It is located off Mitchell Store Rd (SR 1713) in Harris Township in the R-40 Residential Zoning District for 10.76 acres into 7 lots.

The development is designed to be served by a private wells and septic systems.

The proposed subdivision is located off Mitchell Store Rd. (SR 1713).

The subject property is located within the Neuse River basin and is exempt from stormwater review. However, the property is located within the WS II watershed that limits the maximum impervious surface to 12%.

Royal Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision.

Jason Rogers stated that staff suggested approval of the subdivision with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval from NCDEQ for impacts to riparian buffers.
- Note shall be placed on the final plat indicating the entity responsible for maintaining drainage easements.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- Approved NCDOT driveway permit.

- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Jason Rogers asked the Board if there were any questions.

There were no questions.

William E. Holden made a motion to approve the subdivision with conditions as submitted by Planning Staff. Steve Mitchell seconded the motion, the motion passed by a vote of 6-0

3. 20-MAS-10: Jason Rogers presented a preliminary plan for Westra Subdivision Phase 2. This property is located off Husketh Rd. in Youngsville Township in the R-15 Residential Zoning District for 23.9 acres into 56 lots with 6.5 acres (27.2%) of dedicated open space.

The development is designed to be served by County water and sewer.

The proposed subdivision is located off Mays Crossroads Rd. The 2018 average daily traffic count for this section of Mays Crossroads Rd is 1,900 vehicles per day.

The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

Youngsville Elementary, Cedar Creek Middle, and Franklinton High are the schools that will serve this subdivision.

Jason Rogers stated that staff suggested approval of the subdivision with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit
- Installation of northbound left-turn lane at the Mays Crossroads Rd and Husketh Rd intersection. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 100 feet and adequate taper.)
- Installation of northbound left-turn lane at the intersection of Mays Crossroads Rd and NC Hwy 56. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 50 feet and adequate taper.)
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportations maintained roads system.

- The following disclosure statements shall be placed on the final plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without Prior County approval.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase/s of subdivisions shall be incorporated into the NC DOT Secondary Road Maintenance Program prior to recording future phase/s of subdivision.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- All stub roads/streets shall be built/constructed to the property line.
- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Public Greenway.
- Allocation of water and sewer shall be approved by the Board of County Commissioners prior to the expiration of the preliminary plat and prior to any water meters being set. All System Development Fees need to be paid prior to recording of the plat to the Public Utilities Office in the form of cash, credit card, or check.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- Receipt of the Mitigation Credit Transfer Certificate.
- Provide a letter of approval/acceptance for the Mail Kiosk and box assignments from the Post Office prior to recording the final plat.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- The following statement shall be on the final plat: These parcels are located within one (1) mile of an existing voluntary agricultural district. Normal agricultural operations may

conflict with residential use. NC Law (General Statute Section 106-701) provides protection for existing agricultural operations.

- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road, open space, and drainage easement maintenance.
 - Street lighting plan
 - Mail center/kiosk is subject to County approval and shall be constructed as part of the first phase.

Jason Rogers asked the Board if there were any questions.

There were no questions.

William E. Holden made a motion to approve the subdivision with conditions as submitted by Planning Staff. Fannie Brown seconded the motion, the motion passed by a vote of 6-0.

With there being no further business before the board, Chairman Mark McArn adjourned the meeting at 7:20 P.M

Mark McArn - Chair
Franklin County Planning Board

Tracy Walthour – Planning Technician
Franklin County Planning Board