

FRANKLIN COUNTY PLANNING BOARD

February 11, 2020

The Franklin County Planning Board held its regular monthly meeting on Tuesday, February 11, 2020 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Mark McArn, Steve Mitchell, Melissa Cogliati, Mary Solomon, Kelly Harris, Johnnie Sledge, Robert Mann, Ricky May, Fannie Brown, Richard Hoyle,
Staff: Scott Hammerbacher, Katie Rhyne, and Brad Thompson

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

Robert Mann gave the invocation.

Mary Solomon made a motion to approve the minutes from the December 10 meeting. Ricky May seconded the motion. The motion was approved by a vote of 10-0.

Agenda Items:

1. 19-MAS-10: Brad Thompson presented a preliminary plan for Farmington Oaks Phase II Subdivision off Hill Rd in Youngsville Township in the Residential-8 (R-8) Zoning District for 8.23 acres into 11 lots with 5.14 acres of dedicated open space.

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

The proposed subdivision is located off Hill Rd (SR 1113). The average daily traffic along this section of Hill Rd is approximately 2300 vehicles per day.

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

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

Brad Thompson 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 Unified Development Ordinance.

- Approval by the North Carolina Department of Transportation. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet North Carolina Department of Transportation standards.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- Approved North Carolina Department of Transportation Driveway Permit
- 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.
- Final Tar-Pamlico stormwater Review approval.
- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Greenway.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- 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.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the North Carolina Department of Transportation Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following statement shall be on the final plat: "These parcels are located within one (1) mile of an existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- Provide a letter of approval/acceptance for the Mail Kiosk from the Post Office.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Greenway.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail center is subject to County and North Carolina Department of Transportation approval.

Brad Thompson stated that this project was approved in November of 2019. The subdivision was resubmitted with 11 lots instead of 10 lots. Everything else regarding the project remained the same.

Chairman Mark McArn asked the board if there were any questions for staff or the applicant.

There were no questions.

Johnnie Sledge made a motion to approve the subdivision with conditions as submitted by planning staff. Kelly Harris seconded the motion, the motion passed by a vote of 10-0.

2. Scott Hammerbacher introduced the comprehensive development plan draft. The process began nearly one year ago, and in that time, there were several stakeholder and committee meetings. Scott Hammerbacher thanked the members of the board who had participated in these meetings and explained that there had been good public participation towards the plan. The packet that was provided to the board had the goals and objectives of the plan as well as 30 pages of recommendations. Scott Hammerbacher emphasized that it was essential to have a plan to coordinate where the growth were to occur within the County so the character of the community could be preserved.

Jim Ford (McGill and Associates, 5400 Trinity Rd STE 107, Raleigh, NC 27607)

Mr. Ford highlighted sections of the Franklin County Comprehensive Development Plan draft. He explained that a good place to start when looking over the plan were the maps located in the appendix, followed by the executive summary.

He presented the proposal for an employment campus that could drive economic development. The proposed location would be across the airport.

A proposed industrial innovation district was proposed off NC 56. Mr. Ford stated that there were existing facilities in place to support this as a use that were not currently being utilized.

Proposed subdivision types were subdivision mixed-use, small lot subdivisions, medium lot subdivisions, and large lot subdivisions. Mr. Ford explained that mixed use and small lot subdivisions should be focused near the towns where water and sewer access were available.

Commercial nodes were proposed in the county outside of towns to keep traffic local and drive business to the area.

Mr. Ford described the importance of branding. Franklin County's current logo states that it is a Triangle Community, He explained that while this is good, the County should work on differentiating itself from the triangle and pursue its own identity. He emphasized the importance of the airport, and that it could set the county apart from other bordering communities.

Mr. Ford stated that broadband internet would be essential for not only business growth, but for medical purposes. He explained that a new strategy of doctor's offices is to speak with patients remotely to assess them before asking them to come in for an appointment. He explained that this strategy was especially important in Franklin County as the aged population increased.

Mr. Ford stated that a priority for the County would be to find the appropriate capacity for public water, and find new sources of water.

Jim Ford explained that a development strategy the County should consider pursuing was the utilization of open space to concentrate on building with land the County has rather than clear cutting. He explained that it could help Franklin County stand out from surrounding areas that hadn't implemented this strategy as they've pursued growth.

Mr. Ford described Voluntary Agricultural Districts as another strategy that could help preserve farmland for Franklin County.

The public had expressed a strong desire for more Parks and Recreation facilities throughout Franklin County. The Comprehensive Development Plan highlighted the need for additional greenways, parks, and blueways off the Tar River.

Melissa Cogliatti asked how long it would take to implement any of these strategies.

Scott Hammerbacher stated that some of the strategies could take a few months, some longer such as finding new water access, or construction of new greenway systems. Last year Franklin County issued 903 new Single Family Dwelling permits. One of the strategies Mr. Hammerbacher suggested was to partner with the towns more to try to drive the development to them. He explained that he had spoken with Meg Nealon about updating the Franklin County Unified Development Ordinance and she had suggested that the County look at contracting someone who knows what the developers go through. Mr. Hammerbacher stated that the County could pursue smaller changes to the Unified Development Ordinance in the interim, such as Accessory Dwelling Units. He explained that there was a need for this use with the growing aging population, and there were a lot of restrictions currently in place. He explained that Franklin County could also pursue a policy that does not allow the waterline to be expanded further in an attempt to preserve farmland.

Mark McArn asked how the new Community Development Plan would impact decisions made by the Planning Board.

Scott Hammerbacher stated that the new land use map would be the basis for review in rezoning cases. He also suggested that major subdivisions could be approved administratively and not by the board, which could help developers with deadlines.

Johnnie Sledge asked if subdivisions were approved administratively, if staff could report back to the board.

Scott Hammerbacher stated that staff could.

Robert Mann asked if the County owned any property on the emphasized areas.

Scott Hammerbacher stated that Franklin County owned 240 acres near the airport, but the land was undeveloped.

Mark McArn asked how to prioritize the various facilities proposed, when they all cost money.

Scott Hammerbacher stated that recreation fees for new subdivisions were typically paid in lieu. He explained that instead of accepting the impact fees, the County could request facilities be constructed in place. He stated that it could raise the cost of the housing the developers were constructing, and increase the facilities present in the County where development was occurring most. Scott Hammerbacher stated that utility easements could also be utilized to construct greenway systems, as was proposed in the Farmington Oaks subdivision that was approved prior to the Community Development Plan discussion.

Melissa Cogliatti asked what should be prioritized, businesses or homes?

Scott Hammerbacher explained that both uses feed on each other. He explained that in Holly Springs there was a significant increase in homes before businesses were constructed/ Businesses often have algorithms that look at the number of rooftops, and if a certain amount of homes were present they would locate there.

Mark McArn asked if staff would continue to have statements on if projects were consistent with the land use plan.

Scott Hammerbacher stated that consistency statements will continue to be included within the staff reports for new projects and could be more detailed in the future.

Melissa Cogliatti asked about the cost of blueways.

Scott Hammerbacher stated that there were private entities pursuing blueways throughout the County and provided several examples.

Melissa Cogliatti asked if staff had any updates regarding the 401 median project.

Scott Hammerbacher stated that the project had been funded and included sidewalk and bicycle facilities on the west side of the street. The Town of Louisburg was also interested in pursuing a river walk near the Tar River.

Melissa Cogliatti asked about the status of the farmer's market project.

Scott Hammerbacher stated that he had conversed with someone within the past 2 months and they were undecided.

Kelly Harris made a motion to recommend approval of the draft for the Community Development Plan. Melissa Cogliatti seconded the motion. The motion passed by a vote of 10-0.

3. In other business, Scott Hammerbacher stated there were a series of amendments to the Town of Youngsville's zoning maps that had changed the boundaries of their Extra Territorial Jurisdiction. There were several properties that were placed in the County's jurisdiction that would need to be zoned in the March Planning Board meeting.

Scott Hammerbacher stated that the Capital Area Metropolitan Organization (CAMPO) was in the process of updating their Northeast area study. The County would be focused on including greenways in the study. It would be completed within a year.

Scott Hammerbacher stated that on one day last week a contractor came in with 31 permits at one time. Soon the County would go live with a new permitting software that could allow for contractors to apply for permits online, that could help alleviate the burden of submitting plans all at once.

Scott Hammerbacher stated that Katie Rhyne had accepted a position with the Town of Butner and would be leaving Franklin County.

With there being no further business before the board, Chairman Mark McArn called the meeting to order at 8:10 P.M.

Mark McArn- Chair
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board