

FRANKLIN COUNTY PLANNING BOARD

February 9, 2021

The Franklin County Planning Board held its regular monthly meeting on Tuesday, February 9, 2021 via Microsoft Teams Meeting, Meeting ID: 629 872 687#

Present: Mark McArn, Robert Mann, Melissa Cogliati, Ricky May, Fannie W. Brown, Mary Solomon, John Sledge, Kelly Harris, Richard Hoyle, Steve Mitchell, and Martha Mobley,

Staff: Scott Hammerbacher, Jason Rogers, and Tracy Walthour

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

Steve Mitchell made a motion to approve the minutes from the January 12, 2021 meeting. Ricky May seconded the motion. The motion was approved by a vote of 11-0.

Agenda Items:

1. 21-MAS-01: Jason Rogers presented a preliminary plan has been submitted for Tharrington Acres Subdivision. This property is located off Ronald Tharrington Road (SR 1419) in Louisburg Township in the Agricultural/Residential (AR) Zoning District. The preliminary plan is for the subdivision of approximately 18.75 acres into 20 lots with an average lot size of 0.829 acres or 36,089 square feet. The subdivision is designed to be served by private wells and septic systems.

The Land Use Plan has this property designated as Rural.

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

The proposed subdivision is located off Ronald Tharrington Rd (SR 1419). The average daily traffic count for this section of Ronald Tharrington Road is approximately 2,200 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.

Louisburg Elementary, Terrell Lane Middle, and Louisburg High are the schools that will serve this subdivision.

Jason Rogers stated that staff suggested approval 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 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 further questions.

Steve Mitchell made a motion to approve the subdivision with conditions as submitted by Planning Staff. Ricky May seconded the motion, the motion passed by a vote of 11-0.

2. 21-MAS-02: Jason Rogers presented a preliminary plan has been submitted for Tarborough Ridge Subdivision. This property is located off Tarboro Road (SR 1100) in the Harris Township in the Residential-15 (R-15) Zoning District. The preliminary plan is for the subdivision of approximately 36.76 acres into 22 lots with an average lot size of 1.53 acres. The subdivision is designed to be served by private wells and septic systems.

The Land Use Plan has this property designated as Rural.

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

The proposed subdivision is located off Tarboro Rd (SR 1100). The average daily traffic count for this section of Tarboro Road is approximately 2,500 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.

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

Jason Rogers stated that staff suggested approval 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 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.

Richard Hoyle asked when will the County start considering traffic lights in this area. Or in any other area around the other schools.

Jason Rogers replied traffic lights in this area here, is that your question Mr. Hoyle.

Mr. Hoyle replied yes and along and in front of the other schools.

Jason Rogers replied this subdivision isn't near or adjacent to any schools but that would be something DOT will need to consider, as it relates to traffic lights. I think in this location the traffic counts are likely not high enough to warrant a traffic signal and I think the alignment of Tarboro Rd. as it comes into NC 98 there might make it a little bit difficult. That is something DOT would monitor based on the traffic counts they get in the area, again that is something DOT would have to consider. If this subdivision was in the 80-lot category or greater we would require a traffic impact analysis for the subdivision but obviously the lot total did not exceed that amount, so a traffic impact study was not required. Sometimes in those traffic impact studies you may find offsite improvements are required of the developer and that may include traffic signals or turn lanes that are not just in front of the site but off site but in this case this one did not fit into that category due to the number of lots.

Mr. Hoyle replied I understand but the one I was thinking about was Hicks Rd., it is just so much traffic in the morning and afternoon.

Jason Rogers replied right, most of the developments along that corridor had to submit traffic impact studies and some have been required to install offsite improvements. One that comes to mind are the turning lanes at Cedar Creek and Hicks Rd. where the charter school is, that is one example of some off-site improvements. You will start to see more in that area as some of the subdivisions develop out thru their phases, certain phases trigger additional off-site improvements as the subdivision build out.

There were no further questions.

Richard Hoyle 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 11-0.

3. In other business, Scott Hammerbacher stated that we are scheduled for the Special Use Permit and a quasi-judicial proceedings we do have to have that in person for the public hearing on March 1 for the boat and storage unit to hear the update on that. A quick update on the Comprehensive Development Plan that was completed last summer an extra step in that was updating the Unified Development Ordinance (UDO). At the end of this month we will have a draft document for everyone to be able to see, we will be holding our first public hearing on that in addition to an updated zoning map. Some of the highlights are one of the things we've tried to do with Jason and I working on this is

simplify the zoning ordinance to a certain extent. Going forward the draft recommendations will be, I think we have about 15 different zoning districts right now and we will be simplifying that down to 7. This should be easier for people going forward. The draft document is more simplified and will allow us to be able to classify uses in generalize categories without being so specific. For example, it has been a recurring issue with us with mini storages and self-storages versus a warehouse by way of example, is the way our current ordinance reads. It is noting too that our current UDO has not been updated since 2001. Other highlights of this is we are looking at overlay districts for Lake Royale that would be commended with the appropriate lot sizes. Overlay districts for our highways looking at appearances for nonresidential structures, implementing our current water shed overlay districts, which typical limit impervious surfaces and overall density. What I am hoping really at the end of the day this will be something that will have denser growth in our towns and still allow for development within the county but is more compatible with the rural nature of the County going forward. It is also something I hope to be a little more user friendly for the public but at with that being said this is still a technical document and we still as staff intend to be there to answer any questions we may receive from the public or developing community, whatever that maybe. We will be sending out information to you at the end of this month for some public meetings we are going to have. Having a draft zoning map to be able to foot for the public and having a document for people to be able to look to see what changes if occurred with their property. As we go thru this potential rezoning we are going to be looking to make sure that any property that is out there today its current status is essential grandfathered in will be allowed to continue as it currently is and we not create any nonconformities, one of the critical issues we will be looking at going forward to make sure we are not doing this. Any zoning changes to primarily any undeveloped properties going forward we are going our best if anything changes it will not alter in any way, shape, or form how someone is currently utilizing their property. We are looking to streamline our approval process, we had two subdivisions come before the board this evening and the way that state/case law works, if the ordinance meet all our standards and requirements set forth in our UDO we are obliged to approve it. We will be looking to make that administrative decision going forward for any re-zonings or UDO amendments for what we are drafting right now will remain in review of the Planning Board. The Planning Boards role will still be any re-zonings, text amendments, any updates to our long range plans we will be soliciting your feedback on. One of our overall goals in the county is to allow our towns to grow and create policies that direct growth into our towns and to be able to preserve our open spaces more so throughout the county. Our current timeframe is to be looking for adoption of this in May of this year.

With there being no further business before the board, Chairman Mark McArn adjourned the meeting at 8:17 P.M

Mark McArn- Chair
Franklin County Planning Board

Tracy Walthour – Planning Technician
Franklin County Planning Board