

FRANKLIN COUNTY PLANNING BOARD

July 14, 2020

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 14, 2020 via Zoom Meeting, Meeting ID: 886 7862 6432

Present: Steve Mitchell, Melissa Cogliati, Mary Solomon, Kelly Harris, Robert Mann, Fannie Brown, Richard Hoyle, Martha Mobley, William E. Holden, Steven Buescher

Staff: Scott Hammerbacher, Jason Rogers, Brad Thompson, and Tracy Walthour

Vice-Chairman Robert Mann called the meeting to order at 7:00 P.M., and welcomed everyone in attendance and gave the invocation.

Steve Mitchell made a motion to approve the minutes from the June 9 meeting. Kelly Harris seconded the motion. The motion was approved by a vote of 10-0.

Agenda Items:

1. 20-MAS-08: Jason Rogers presented a preliminary plan for Sledge Farm Phase 3 Subdivision. It is located off Mulberry Rd SR 1732 in Dunn Township in the Residential-30 (R-30) Zoning District for 44.0 acres into 37 lots with 2.963-acres of dedicated open space.

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

The proposed subdivision is located off Mulberry Rd (SR 1732).

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

Bunn 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.

- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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 built/constructed to the adjoining property line.
- Approved NCDOT driveway permit.
- Final Tar-Pamlico stormwater Review approval.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) (Sledge Farm Phases 1 & 2) shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future (this) 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.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: 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.
- A note stating the entity responsible for the maintenance of the open space and drainage easements shall be on the final plat.
- Must provide a copy of the Mitigation Credit Transfer Certificate prior to recording the final plat.
- 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.
- 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 (Street Trees)
 - Recorded Covenants with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail kiosks are 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 stated if someone decides to put in a farming operation that will not affect it.

Mr. Rogers stated, for the existing farming operations that are located in that area there is an existing Voluntary Agriculture District that the General Statute provides some protection for existing agricultural operations.

Richard Hoyle stated that if it's an existing farm it can continue on and that residents could not complain.

Mr. Rogers stated that complaints could be voiced and shared but that residents would be directed to the map to show that the existing farm that was in place and noted on the face of the plat.

There were no further questions.

Steven Buescher 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. 20-MAS-07: Jason Rogers presented a preliminary plan for Brookshire Phase 2 Subdivision. It is located on NC 96 Hwy in Youngsville Township in the Residential-40 (R-40) (WS II Watershed) District. Zoning District for 10.860-acre parcel into 8 lots.

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

The average daily traffic for this section of NC 96 Hwy is 8,300 vehicles per day.

This property is located in the Neuse River basin within the WS II Watershed. The impervious surface limitation per lot is 12,254 square feet.

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 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) (Brookshire Phase 1) shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording this phase and/or 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 drainage easements
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.

Jason Rogers asked the board if there were any questions.

Mike Moss, Cawthron, Moss & Panciera, 333 White St. Wake Forest, NC

Mr. Moss asked for permission to speak and offered an explanation stating that the roads in Phase 1 of the subdivision have been petitioned for acceptance by the NCDOT and the process is underway and there will be no offsite septic.

There were no further 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 10-0.

3. In other business, Scott Hammerbacher stated the Comprehensive Developmental Plan was approved. The County has a fully updated Comprehensive Plan moving forward. The County also received funding this year and proposals have been put out for consultant to assist the county in updating the Unified Developmental Ordinance (UDO) in accordance with the Comprehensive Plan. This will be ongoing for the next year. Lastly, Brad Thompson stated single family dwelling permits are still high and going strong. For the month of June there were around 135 SFD permits issued, the County is still on a record

high again from last year which was also a record high. There has been more permit activity than the County has seen in this point in time.

With there being no further business before the board, Vice Chairman Robert Mann adjourned the meeting at 7:16 P.M

Robert Mann – Vice-Chair
Franklin County Planning Board

Tracy Walthour – Planning Technician
Franklin County Planning Board