

## FRANKLIN COUNTY PLANNING BOARD

March 10, 2020

The Franklin County Planning Board held its regular monthly meeting on Tuesday, March 10, 2020 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Mark McArn, Steve Mitchell, Melissa Cogliati, Kelly Harris, Johnnie Sledge, Robert Mann, Fannie Brown, Martha Mobley

**Staff:** Scott Hammerbacher, 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.

Johnnie Sledge made a motion to approve the minutes from the February 11 meeting. Steve Mitchell seconded the motion. The motion was approved by a vote of 10-0.

Election of Officers:

Scott Hammerbacher explained that the election of officers was supposed to occur during the first meeting of the year but was missed at the last meeting. Mr. Hammerbacher stated that currently, Mark McArn is the Chairman while Robert Mann is Vice-Chairman.

Johnnie Sledge made a motion for the officers to stay the same if they are willing. Fannie Brown seconded the motion. The motion was approved by a vote of 10-0.

### **Agenda Items:**

1. 20-MAS-02: Scott Hammerbacher presented a preliminary plan for Robbins Road Subdivision off Robbins Rd in Harris Township in the Residential-30 (R-30) Zoning District for 48.80 acres into 31 lots with 16.729 acres of dedicated open space.

The subdivision is designed to be served by community well/water system and private/individual septic systems.

The proposed subdivision is located off Robbins Rd (SR 1714) with minimal traffic.

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.

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

Scott Hammerbacher stated that staff suggested approval of the subdivision with the following conditions but would like to notate that this development is located within the Voluntary Agriculture District and that no variance will be given due to hardships pertaining to suitable soils:

- 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) 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.
- 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.
- 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.
- Developer must provide final approval of community water system/well from the Division of Water Quality, NC Department of Environmental, Natural Resources.
- Final As-built drawings for the community water system shall be submitted prior to recording the final plat. (2 paper copies and 1 digital copy.)
- 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.

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

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

Mr. Moss stated that they would accept all conditions of approval for this development.

There were no questions.

Steve Mitchell made a motion to approve the subdivision with conditions as submitted by planning staff. Phillip Jeffreys seconded the motion, the motion passed by a vote of 10-0.

2. 20-REZ-01: Scott Hammerbacher stated that due to the recent zoning map amendments by the Town of Youngsville, the zoning administration over the adjacent jurisdiction will be assumed by the County. The proposed zoning designation is consistent with the adjacent properties based on its current residential or commercial use. The existing use of the property will not change. Any future property development or building procedures will be required to follow the Franklin County Unified Development Ordinance standards. Scott Hammerbacher further stated that this rezoning request is reasonable with adjacent and existing development patterns and in the public interest.

Mr. Hammerbacher stated that the affected areas are included as followed Fleming Forest, areas of Martindale, areas where Town of Youngsville and Wake Forest has an annex agreement which is near to Rolling Acres and an area on White St.

He stated that the goal was to make sure that no nonconformities were created during this process. He further stated that most of these areas are already developed.

Mr. Hammerbacher stated that it is critical to get zoning established in these areas.

Patricia Brown 141 East Fleming Farm Rd

Mrs. Brown asked who decided this change the town or county?

Mr. Hammerbacher stated it was the town. He further stated that typically towns could look at a particular area to see if there's a chance for neighboring parcels to be developed for future annexation. These parcels provide limited opportunity for future development which would not allow for an opportunity to be incorporated into the town.

Charles Barham 506 Tarboro Rd

Mr. Barham asked for clarity on ETJ and who controls it?

Mr. Hammerbacher stated that the ETJ area tends to be based on town's population and that the towns oversees this area.

Linda Benkin 209 E Winston St Youngsville, NC

Mrs. Benkin asked for clarity on the Rolling Acres area and whether the County would change that area in the future.

Mr. Hammerbacher stated that this area would fall under the County's zoning district and no changes would be made. Mr. Hammerbacher stated if any future changes would be made it would have to be due to the correlation of US 1 Hwy corridor.

William Yawn 1405 Gilcrest Farm Rd. Youngsville NC

Mr. Yawn was concerned with changing from AR to R-30 would that change the agricultural side of things and the possibility of being annexed by Wake Forest. In addition, Mr. Yawn asked were there any infrastructure plans for the road in that area to ease congestion with current and future development.

Mr. Hammerbacher stated that the outdoor activities would stay the same as it would in AR to R-30.

Mr. Hammerbacher stated that state law would require consent in order for annexation to occur.

Mr. Hammerbacher stated at this present time there is a plan the both the Town of Wake Forest and the Town of Youngsville is to incorporate an east to west connector.

James Waters 1801 N. White St. Youngsville, NC

Mr. Waters asked if his property would be zoned R-30.

Mr. Hammerbacher stated is would be zoned Light Industrial.

Mark McArn asked for a motion.

Johnnie Sledge made a motion to recommend approval of the Youngsville ETJ rezoning. Melissa Cogliatti seconded the motion. The motion passed by a vote of 10-0.

3. In other business, Scott Hammerbacher stated the Comprehensive Development Plan will be going to the Board of Commissioners for adoption in April. Mr. Hammerbacher stated that Tracy Walthour accepted the Planning Technician position due to the resignation of Katie Rhyne.

With there being no further business before the board, Chairman Mark McArn adjourned the meeting at 7:35 P.M.

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Mark McArn- Chair  
Franklin County Planning Board

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Brad Thompson – Senior Planner  
Franklin County Planning Board