

## • SECTION V: LAND DEVELOPMENT POLICIES AND IMPLEMENTING ACTIONS

### A. Introduction

One of the major objectives of the Land Use Plan is to provide policy statements on the land use issues that will affect Franklin County during the planning period. Thus far, the Land Use Plan has addressed existing population, economic, housing, and land use conditions; development constraints; projected population and land use trends; public facilities needs; land use form; and future land use. This portion of the land use plan provides goals, objectives, and specific implementing actions designed to address land development and growth management issues identified by the Citizen's Advisory Committee, county staff, and citizens of Franklin County obtained throughout the development of this plan.

Policy statements will be helpful to Franklin County by establishing guidelines for planning endeavors such as re-zoning requests, site plan review, subdivision plat review, zoning text amendments, and special use permit and variance requests. The policy statements and recommendations can also assist county officials in making long-range decisions in such areas as the provision of utilities and other public services, thoroughfare planning, water supply, watershed protection planning, development of an economic development plan and strategy, school facility planning, and intergovernmental coordination.

In order to effectively support the goals and objectives included in this land use plan and achieve the desired land use patterns portrayed on the county's future land use map, numerous specific implementing actions must occur. The following section of this plan includes goals, objectives, and specific implementing actions for each of the following six broad topics:

- Growth and Development
- Land Use
- Transportation
- Community Services and Facilities
- Natural Environment
- Land Use Plan Implementation and Administration

The responsibility for implementing the recommendations included in this plan rests squarely on the shoulders of the Franklin County elected officials. The adoption of this plan is not the end but rather the beginning of a continuous process. Franklin County is just beginning to feel development pressure. A window of opportunity exists for the county to provide positive direction to development as it occurs. This window will be short-lived, perhaps five to seven years. Thus, vigorous implementation of the recommendations contained in this plan must begin immediately.

How well this plan operates depends on the quality of the plan, the accuracy of its projections, citizen participation, and how county officials administer local land use

ordinances and capital spending programs. Local administration is often the weakest feature of a county's planning efforts. The creation of a county plan, workable conditions, and capital spending programs is not overly difficult. But the true test comes in putting the plan, ordinances, and programs into action on a day-to-day basis. In short, planning is only as good as the commitment and abilities of the people responsible for carrying out the county's plan.

## **1. Growth and Development Goal, Objectives, and Implementation Policies**

**Goal:** Manage the physical development of Franklin County to protect its resources, preserve its rural atmosphere, and simultaneously promote industrial and retail growth.

*Objective 1:* Encourage in-fill development in areas where infrastructure, such as roads, schools, and sewer and/or water service, is available, planned, or can be provided easily.

### *Implementation Strategies:*

- a. Consult the future land use map when considering new public facilities and private development.
- b. Direct more intensive land uses to areas that have existing or planned infrastructure.
- c. Review water and sewer extension policies to ensure that public/private cooperation in the provision of infrastructure to serve new development is encouraged.
- d. Amend the future land use map to reflect the county's water and sewer extension projects as they are planned.

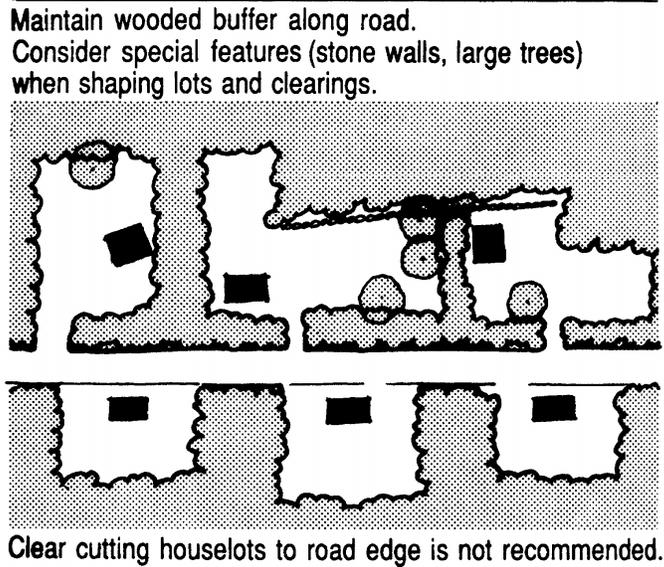
*Objective 2:* Preserve the rural atmosphere of Franklin County including open space and agricultural areas, historically significant structures, landmarks, and other features which reflect its heritage.

### *Implementation Strategies:*

- a. Discourage development in areas designated for low-density residential/agricultural use with the exception of low-density residential/agriculture land uses.
- b. Coordinate all housing code enforcement/redevelopment and public works projects with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved.

- c. Consider adopting a Land Preservation Districts (LPD) to preserve large tracts of open space and agricultural lands (this issue is discussed further under Land Use Implementation Strategies).
- d. Maintain wooded buffers along thoroughfares (see Figure 1).
- e. Reactivate and establish an Historic Landmark Commission.

**Figure 1:** Simple site planning techniques for protecting the scenic character of rural roads include maintaining (or establishing) a wooded no-cut buffer along the front lot line and angling driveways so that lawns, houses, and garages are not directly visible from the road. Combined with deep front setbacks for construction, such approaches could become design requirements in a scenic roads overlay zone. Where such principles remain guidelines rather than enforceable standards, conventional clearing and siting patterns can be expected to continue, as illustrated in the bottom half of this sketch.



*Objective 3:* Promote industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

*Implementation Strategies:*

- a. Encourage industrial development in existing industrial park sites by improving the provision of services such as water, sewer, and natural gas.
- b. Encourage and pursue the development of an additional industrial park in the southwestern portion of the county.
- c. Allow new heavy industrial development consistent with the future land use map.
- d. Re-zone additional parcels for industrial and commercial use consistent with the future land use map. This will accommodate the future demand for additional industrial and commercial development in suitable areas.
- e. Revise the county's zoning ordinance to identify all permitted industrial uses by the Standard Industrial Code (SIC) classification system. Such system will better enable the county to identify the range of desirable industries that may be appropriate within the existing industrial zoning classifications.

- f. Continue to support the industrial recruitment efforts of the Franklin County Economic Development Commission, Chamber of Commerce, and Committee of 100.

*Objective 4:* Incorporate the principles of “smart development” (see pages III-2 through III-4) into the county’s land use regulatory scheme:

- Principle 1: Efficient Use of Land Resources
- Principle 2: Full Use of Urban Services
- Principle 3: Mix of Uses
- Principle 4: Transportation Options
- Principle 5: Detailed, Human-Scale Design
- Principle 6: Development Review

*Implementation Strategies:*

- a. Implementation strategies necessary to carry out the “smart development” principles identified above have been incorporated into all of the implementation strategies included in this document. Therefore, to implement Objective 4, Franklin County needs to work towards implementing all of the implementation strategies contained herein.
- b. Consider adopting performance standards to encourage development at a rate that parallels the availability of infrastructure and services. (An example of the performance standard concept is provided in Appendix V).
- c. When allowed by North Carolina legislation, consider adopting alternative revenue sources including impact fees which will place some responsibility on the developer to provide services.

## **2. Land Use Goals, Objectives, and Implementation Policies**

**Goal 1:** Provide a land use form that optimizes resources by allocating land for its most suitable use, reflects the vision of the county’s residents, is unified, avoids conflicting land uses, preserves the county’s character, and is pleasing: providing open space, vistas, and agricultural areas.

*Objective 1:* Preserve and enhance Franklin County’s land use form (issue discussed in Section II, pages II-23 through II-29).

*Implementation Strategies:*

- a. Concentrate commercial development in nodes located at the intersections of thoroughfares. The intensity of commercial development should be directly related to the provision of water and/or sewer service(s).

- b. The greatest diversity of land uses in the county should be concentrated in the area designated on the future land use map as Mixed Use Employment.
- c. Conservation/open space land uses should be provided in areas where there is the potential for flooding (100-year floodplain) or the need for buffering.
- d. Adequate conservation/open space buffers should be provided between areas designated for residential development as indicated on the future land use map and any adjacent non-residential land use.
- e. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent residential land uses.
- f. Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.
- g. Agricultural and low density residential land uses should be located in areas that do not have county water or sewer service.
- h. Greater residential densities should be accommodated in areas that are accessible to water and/or sewer service(s).
- i. Industrial development should be located adjacent to and/or with direct access to major thoroughfares. Good neighbor industries will be permitted with proper buffering and environmental mitigation. Industries that produce excessive noise, pollution, vibrations, excessive light, or other public nuisances should not be allowed.

*Objective 2:* The residential integrity of existing established and developed residential areas should be maintained. Established and developed residential areas are those areas in which the predominant land use is residential and the majority of lots and tracts have been created for residential use.

*Implementation Strategies:*

- a. Discourage the re-zoning of existing residentially-developed or zoned areas to a non-residential classification unless such re-zoning would be consistent with the future land use plan.
- b. Revise site plan standards for non-residential sites to require adequate buffering and landscaping to separate residential and non-residential uses, and which regulate off-site lighting, hours of operation, and vehicular driveway locations.

*Objective 3:* Achieve the desired pattern of land use as depicted by the future land use map.

*Implementation Strategies:*

- a. Revision of the county's zoning ordinance and map is required (a summary of the recommended zoning changes is provided on pages IV-1 through IV-2).
- b. Zoning regulations will be made in accordance with the Franklin County Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Franklin County's planning jurisdiction.

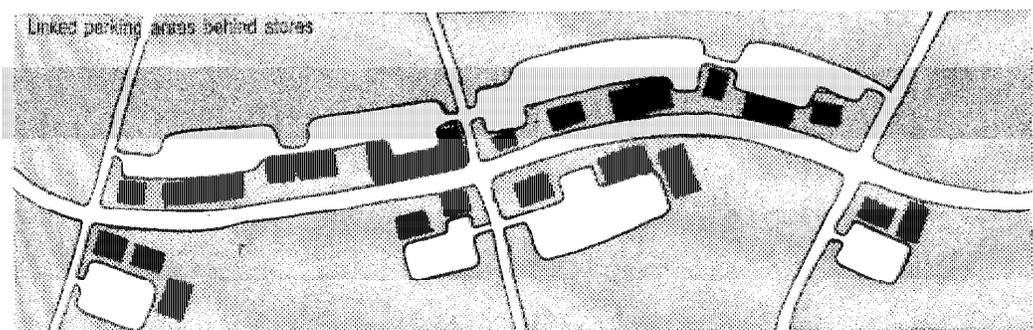
*Objective 4:* Discourage strip commercial development on major collector roads that allow each lot to have direct vehicular access to the highway.

Major Collector Roads: These routes provide service to the larger towns not directly served by the higher systems and to other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, etc.

Minor Collector Roads: These routes (1) collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; (2) provide service to the remaining smaller communities; and (3) link the locally important traffic generators with their rural hinterland.

*Implementation Strategies:*

- a. Require through zoning and subdivision regulation that an interior road system



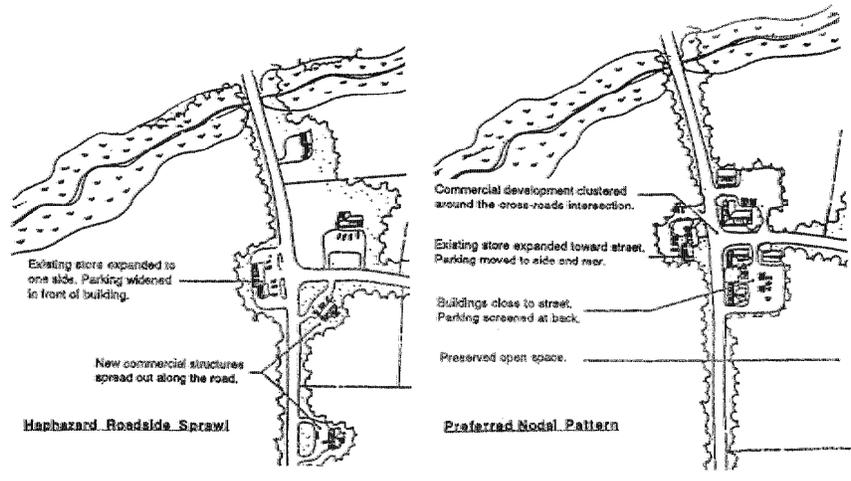
provide vehicular access to lots abutting major thoroughfares (Figure 2).

**Figure 2:** Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment.

- b. Existing design standards should be reviewed to ensure effective limitation of curb cuts.
- c. Commercial development should be encouraged at the intersections of major roads (i.e., in a nodal fashion) consistent with the county's future land use map.

Figure 3 illustrates the use of commercial nodes.

**Figure 3:** Two alternatives for arranging commercial development along a rural highway: strip versus nodes. Within the node, stores are located toward the front of their lots, with interconnected rear parking provision.



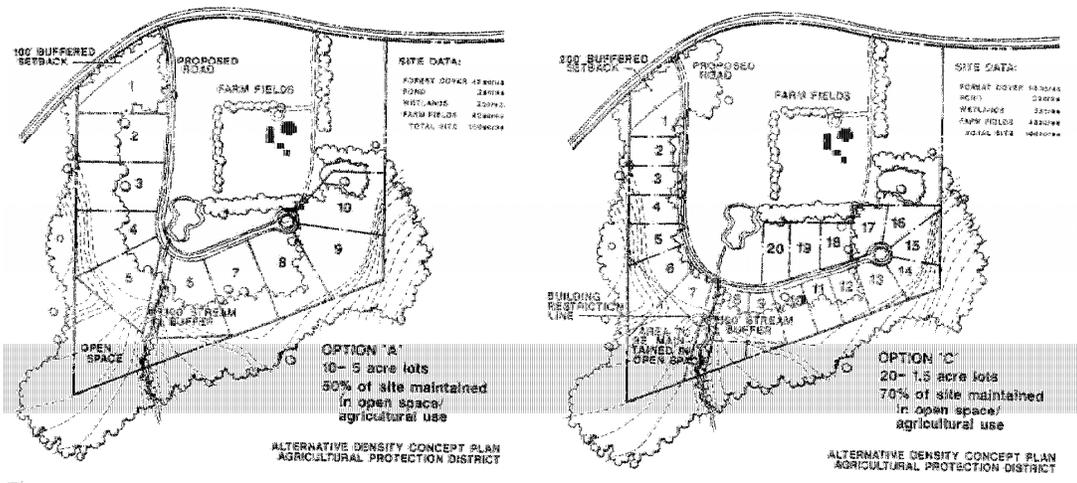
*Objective 5:* Encourage and preserve agricultural and forestland to maintain the rural atmosphere of the county and protect the future of farming in Franklin County.

*Implementation Strategy:* Franklin County should consider adopting a Land Preservation District (LPD) (Appendix VI provides an explanation of the LPD). Because of rapidly increasing development pressure, the need for the land preservation district is immediate to protect valuable land resources. Agricultural and forestry resources are a valuable county asset.

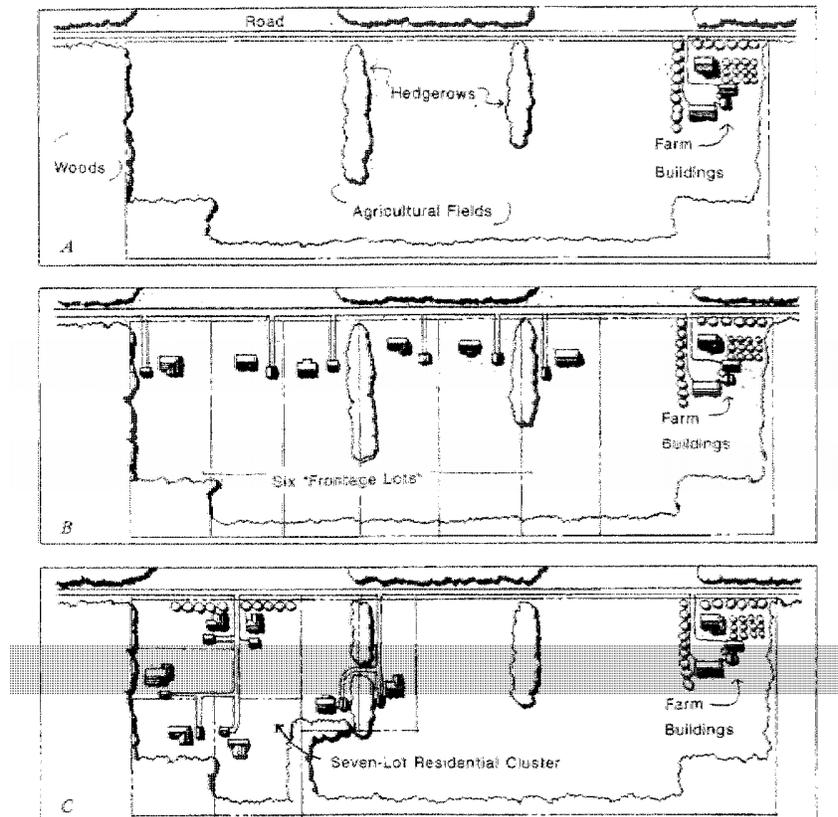
Figures 4 and 5 illustrate creative subdivision design techniques that preserve open space.

**Figure 4:** Two of the nation’s first county-wide zoning regulations requiring developers to employ “open space design” techniques were adopted by Isle of Wight County, Virginia. These sketches illustrate two options under the new ordinance, where development density is limited to one dwelling per ten acres: preserving 50 percent of a 100-acre farm

with 10 five-acre lots, or preserving 70 percent open space with 20 lots of 1.5 acres each.  
 Source: Redman-Johnston Associates, Easton, Maryland.



**Figure 5:** On unwooded sites, such as open fields or pastures, it is even more important to encourage (or require) clustering of new development. Even on relatively shallow sites, where there is little opportunity to locate homes far from the road, such as against a distant treeline, clustering principles can help reduce roadside clutter and preserve some open vistas. These three sketches, from *Managing Change: A Pilot Study in Rural Design and Planning* (Doble, et al., 1992) show techniques being advocated by the Tug Hill Commission in upstate New York, where the cost of constructing paved subdivision streets operates as a strong disincentive for rural landowners to subdivide their property in any way other than through “strip lots” along existing public roads. This example shows several gravel-surfaced shared driveways, built to standards appropriate for the amount of traffic they must accomodate.



**Goal 2:** Provide safe, adequate, and affordable housing to meet the needs of all population groups within the county.

*Objective 1:* Ensure that housing meets all health and safety codes.

*Implementation Strategies:*

- a. Enforce the county’s minimum housing code to ensure that all occupied structures are fit for human habitation.

- b. Continue to pursue community development and North Carolina Housing Finance Agency funds from state and federal sources for rehabilitation or redevelopment of substandard housing.

*Objective 2:* Encourage a wide range of housing types and prices.

*Implementation Strategies:*

- a. Revise the county's zoning map to include a variety of residential districts.
- b. Encourage reduced lot size and increased densities in preferred development areas, where infrastructure exists, to improve housing affordability.

### **3. Transportation Goal, Objectives, and Implementing Policies**

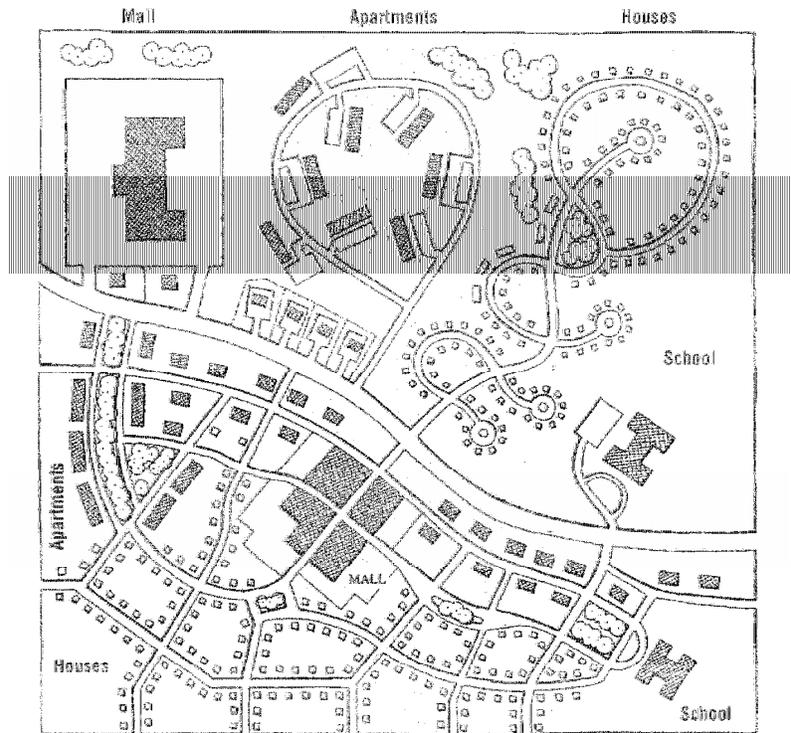
**Goal:** Achieve safe, efficient, reliable, environmentally-sound, and economically feasible transportation within Franklin County.

*Objective 1:* Reduce traffic congestion and safety problems.

*Implementation Strategies:*

- a. Limit access from development along all roads and highways to provide safe ingress and egress (see Figure 6).
- b. Require reverse frontage lots within subdivisions to orient lots toward internal subdivision streets, not secondary roads and highways (see Figure 6).
- c. Where needed or necessary in commercially zoned areas, require the utilization of frontage roads or frontage service lanes along federal and state highways (see Figure 6).
- d. Require interconnected street systems for residential and non-residential development (see Figure 6).
- e. Encourage Franklin County Development Ordinances which require subdivisions to install sidewalks as a trade-off for reduced street widths and establish driveway regulations designed to limit curb cuts.

**Figure 6:** Conventional development with poor connectivity: travel requires use of the collector streets, causing congestion and discouraging pedestrians and cyclist (top). Smart development with interconnected street system, allowing a variety of transportation options and shorter trips.



*Objective 2:* Ensure that streets in new developments are properly designed, built, and maintained.

*Implementation Strategies:*

- a. Require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential development.
- b. Encourage the development of joint or shared driveways.
- c. Review and update all Franklin County design standards for both public and private streets.
- d. When consistent with State Department of Transportation road standards, incorporate the following transportation practices into the design of developments:
  - Design the street network with multiple connections and relatively direct routes.

- Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.
- Use traffic calming measures liberally.
- Keep speeds on local streets down to 20 mph.
- Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
- Keep all streets as narrow as possible, and never more than four travel lanes wide.
- Align streets to give buildings energy-efficient orientations (see Figure 7).
- Avoid using traffic signals wherever possible and always space them for good traffic progression.
- Require that all subdivision streets are paved.
- Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

**Figure 7:** North-South Orientation in a Curvilinear Network - The Palmer Ranch development order requires that structures be oriented “to reduce solar heat gain by walls and to use the natural cooling effect of wind.”

*Objective 3:* Coordinate highway planning and improvements to ensure that adequate transportation is provided to existing, developing, and proposed activity centers and residential areas.

*Implementation Strategies:*

- a. In concert with all municipalities and the North Carolina Department of Transportation, prepare a county-wide thoroughfare plan.
- b. Encourage the construction of and preservation/protection of limited access corridors.
- c. Establish standards to require additional right-of-way setback requirements along all planned rights-of-way for roads designated as major or minor thoroughfares.
- d. The county specifically supports the construction of the following highway improvement projects:
  - NC 56 from Franklinton to Louisburg.
  - US 401 from Louisburg to Rolesville.
  - NC 96 Youngsville by-pass.
- e. Provide corridor protection for new roads.

*Objective 4:* Protect the integrity of the Franklin County Airport air space and prohibit the development of land uses within the vicinity of the airport which conflict with safe airport operations.

*Implementation Strategies:*

- a. Develop airport-related zoning to control penetrations into the airports air space and to prohibit the development of land uses which are incompatible with airport operations.
- b. Support development of the Franklin County Airport to serve the full range of corporate aircraft.

**4. Community Services and Facilities Goal, Objectives, and Implementing Actions**

**Goal:** To provide adequate community services and facilities which meet the physical, economic, and environmental needs of Franklin County's citizens, businesses, and industries.

*Objective 1:* To effectively manage Franklin County's investment in existing and proposed community facilities and services.

*Implementation Strategies:*

- a. Consider adopting performance standards to encourage development at a rate that parallels the availability of infrastructure and services (see Page V-4 and Appendix V).
- b. Develop a specific capital improvements plan (CIP) with emphasis placed on services and facilities which affect growth and development.
- c. Provide the Franklin County Board of Education with locational information on all residential development.
- d. In concert with the Franklin County Board of Education, develop a plan for the protection of future school sites and amend the subdivision regulations to provide for the reservation of school sites.
- e. Adopt an adequate public infrastructure ordinance to develop funding mechanisms to provide funding for infrastructure required by new development before development receives final approval.

*Objective 2:* Provide sufficient water and sewer service to promote economic development and to alleviate public health problems created by the absence of public water and sewer services in areas located outside of existing municipal utility service areas and the Franklin County service areas.

*Implementation Strategies:*

- a. Prepare master water and sewer plan to assess needs, define service areas, establish priorities, and outline an operating and capital financing plan for the development of a water and sewer system outside of the existing water and sewer service areas.
- b. Investigate the following alternative methods for financing the provision of utility services:
  - Direct cash appropriation by the county to a municipal utility provider to finance water and sewer improvements outside of its normal service territory.
  - Raising funds through a county-wide bond referendum to finance water and sewer improvements.
  - Establishing water and sewer districts with a bond referendum only within the designated service area to finance water and sewer improvements within that district. All such districts would be under the central control of an umbrella water and sewer authority established by the county.

- Utilize the local option sales tax as a revenue source to finance water and sewer improvements.
- c. To encourage industrial development, provide water and sewer services to identified industrial areas.
- d. Utilize the master water and sewer plan(s) as a guide to establishing service and funding priorities for developing industrial areas.
- e. Develop an ordinance regulating the location and installation of wells.
- f. In concert with this Comprehensive Plan, utilize the master water and sewer plan(s) to guide new industrial development.

*Objective 3: Encourage the provision of public recreational facilities and areas.*

*Implementation Strategies:*

- a. Support implementation of the Franklin County Comprehensive Parks and Recreation Master Plan 2000-2015.
- b. Revise the Franklin County Subdivision Ordinance to incorporate provisions to allow for the dedication of public park property and/or open space. This may include a provision for payment in lieu of dedication if approved by the county.
- c. Establish a land banking fund into which Franklin County may annually contribute funds.
- d. Continually repair, replace, and upgrade existing recreational facilities and equipment.
- e. Pursue grant funds for recreational facilities.
- f. Coordinate the development of recreational facilities with the school system.

*Objective 4: Provide for the safe disposal of solid wastes.*

*Implementation Strategies:*

- a. Adopt a Franklin County policy/resolution opposing the establishment of any privately-owned solid waste/landfill sites in Franklin County.
- b. Support recycling efforts throughout the county.
- c. Franklin County will support the following solid waste related actions:
  - Actively encourage recycling at the convenience centers.
  - Establish an antifreeze collection site.
  - Actively encourage grass cycling with compost display.

- Improve industry waste reduction program.
  - Add materials to the banned waste disposal list (newspaper or glass).
  - Develop an office paper recycling program for all county buildings.
  - Investigate a construction/demolition landfill site.
  - Improve convenience site efficiency.
  - Actively encourage recycling through the residents, schools, government offices, and industry.
  - Develop a “Swap Shop” area for used materials.
  - Consider hiring a Solid Waste Enforcement Officer.
  - Consider assessing fees for individuals and businesses not recycling.
- d. Continue to investigate the following solid waste disposal options and select the option determined to be most advantageous to the county: construction of an incinerator, operation of a local county landfill, participation in a regional landfill, or a new improved transfer station with closer landfill options.
- e. Continue to build solid waste reserve fund to guarantee resources will be available for current and future water/sewer infrastructure needs.

*Objective 5:* Provide sufficient emergency services to all residents.

*Implementation Strategies:*

- a. Maintain an effective signage and addressing system for all streets, roads, and highways.
- b. Continue to include representatives of all emergency service providers in the subdivision development review process.
- c. Require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and developments.
- d. Provide sufficient emergency management personnel and facilities to adequately serve the projected population growth (see Table 35, page II-3).

**5. Natural Environment Goal, Objectives, and Implementing Actions**

**Goal:** To protect and preserve sensitive environmental areas and natural resources, including:

- Protecting water resources.
- Management of stormwater discharge.
- Preservation of wetland and floodplains.
- Protection of air quality.
- Requiring environmentally-sound disposal of solid waste including hazardous materials.

*Objective 1:* Reduce soil erosion, runoff, and sedimentation to reduce adverse effects on surface and subsurface water quality, natural river systems, and private property.

*Implementation Strategies:*

- a. Adopt and enforce a Franklin County soil erosion and sediment control ordinance.

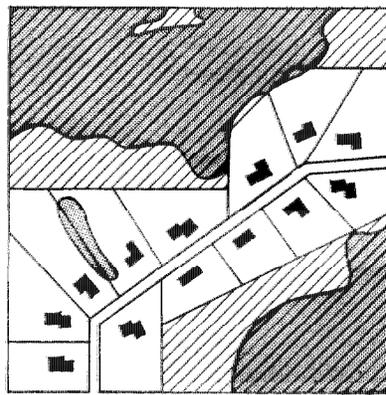
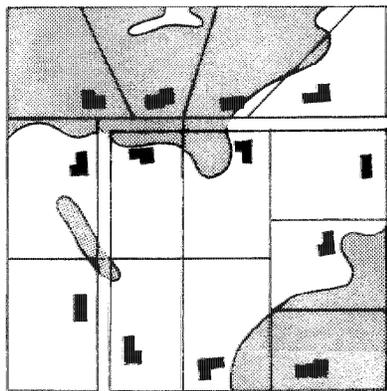
- b. Franklin County will support control of agricultural runoff through implementation of Natural Resources Conservation Service “Best Management Practices” program (see Appendix VII).
- c. Franklin County will support control of forestry runoff through implementation of “Forestry Best Management Practices” as provided by the North Carolina Division of Forest Resources (see Appendix VIII).
- d. Adopt and enforce a Franklin County stormwater control ordinance which should include regulations for water detention and/or retention facilities in new developments and provide regulations to control the amount of impervious surface in a development.
- e. Within the WSII and WSIV water classification areas of the Neuse River Basin, Franklin County will continue to enforce the water supply watershed district provisions of the Franklin County Zoning Ordinance.

*Objective 2:* Preserve large wetland areas (> one acre) in a natural state to protect their environmental value.

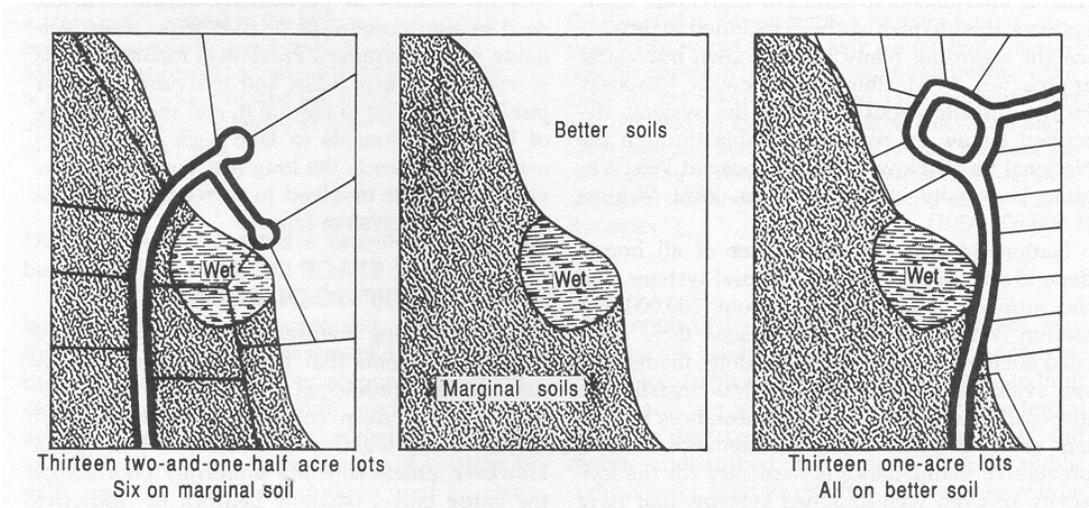
*Implementation Strategies:*

- a. Encourage cluster development in order to protect sensitive natural areas (see Figures 8 and 9).
- b. Make wetlands acquisition a priority in future expansions of Franklin County parks and recreation areas.
- c. Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats.
- d. Coordinate all development review with the appropriate office of the U.S. Army Corps of Engineers and the Soil Conservation Service.

**Figure 8:** Conventional two-acre lot subdivision with homes located on sensitive but buildable land, compared with improved layouts protecting those resource areas, as encouraged by new regulations adopted by the Maine Department of Environmental Protection.



**Figure 9:** Reducing lot size can sometimes help subdivision designers locate all homes on the better soils contained within a development site. On the left, some of the thirteen 2.5-acre lots would have septic systems on marginal soils, barely meeting minimum legal requirements, because these lots contain nothing better. By decreasing lots to one acre in size, all thirteen can be laid out to contain deeper, drier soils (with all wetlands in the open space preservation area, a treed island at the end of the street, and a future street and/or trail connection to adjoining properties). Sometimes such arrangements require a few “flag lots” with a relatively narrow strip of land providing driveway access, a very useful design approach that should generally be allowed, subject to certain safeguards to prevent abuses (such as the infamous “rat-tail” subdivisions with numerous lots having long, snake-like appendages connecting the lots to a distant public road—all to avoid the



cost of providing internal streets).

*Objective 3:* Protect floodplains from undesirable development.

*Implementation Strategies:*

- a. Prohibit the development of any industry within the 100-year floodplain that may pose a risk to public health and safety. Such industries may include but not be

limited to: chemical refining and processing, petroleum refining and processing, hazardous material process or storage facilities.

- b. Discourage improvements of any kind in undisturbed areas within the 100-year floodplain. These areas should be designated for open space corridors, greenways, and other low-intensity uses.
- c. Prohibit the installation of underground storage tanks in the 100-year floodplain.
- d. Zone for open space, recreational, agricultural, or other low-intensity uses within the floodplain.

*Objective 4:* Protect Franklin County's fragile areas from inappropriate, unplanned, or poorly planned development.

*Implementation Strategies:*

- a. Franklin County will coordinate all housing code enforcement/redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archeological sites.
- b. Preserve threatened and endangered species habitats through preservation of significant wetlands and other sensitive areas.
- c. Through implementation of the Franklin County Zoning Ordinance, limit land uses in the vicinity of historic sites and natural heritage areas to compatible land uses.
- d. Revise the Franklin County Zoning Ordinance Conservation District to include areas other than just those subject to flooding.
- e. Franklin County will establish an Environmental Affairs Commission to act in an advisory capacity to the Planning Board on environmental issues.

*Objective 5: Protect Franklin County's surficial and ground water resources.*

*Implementation Strategies:*

- a. Franklin County wishes to reduce the number of point source pollution discharges and have sewage treatment systems within the county centralized. The county supports more effective monitoring by the state of the operation of existing package treatment plants. DENR should be encouraged to ensure proper operation. This policy shall not prohibit the discharge of waste into constructed wetlands.

If any package plants are approved by the state, Franklin County supports the requirement of a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for assumption of the plant into a public system should the private operation fail. Operational plans should also address elimination of package treatment plants when the system owner elects to connect to a central sewer system.

- b. Franklin County will enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions.
- c. Franklin County will conserve its surficial groundwater resources by supporting NC Division of Water Quality stormwater run-off regulations, adopting a local stormwater management ordinance, and by coordinating local development activities involving chemical storage or underground storage tank

installation/abandonment with Franklin County Emergency Management personnel and the Groundwater Section of the North Carolina Division of Water Quality. The county will plan for an adequate long-range water supply. In the planning process, Franklin County will cooperate with adjacent counties to protect water resources. Public and private water conservation efforts will be encouraged.

- d. Franklin County will coordinate the regulation of underground storage tanks with the North Carolina Division of Water Quality. Franklin County will support 15A NCAC 2N, Sections .0100-.0800, which includes the criteria and standards applicable to underground storage tanks.

## **6. Implementation/Administration Goal, Objectives, and Implementing Actions**

**Goal:** Accomplish effective implementation of the Comprehensive Plan.

*Objective 1:* Improve Franklin County's internal planning capability.

*Implementing Actions:*

- a. Encourage development of an experienced Planning Department staff to include Director, Long-Range/Strategic Planner, Current Planning/Land Use Controls Planner, GIS (Geographic Information System) Technician, and adequate Administrative/Clerical support. Provide adequate computer hardware and software for the planning department.
- b. At a minimum, update the Comprehensive Plan and implementation process every five years.
- c. Establish an effective method of tracking permit approvals, subdivision approvals, and zoning changes.
- d. Conduct annual training sessions for the Franklin County Planning Board and Board of Adjustment.
- e. Annually the Planning Department staff, in concert with the Planning Board, shall prepare a report assessing the effectiveness of plan implementation. This report shall be presented to the Franklin County Board of Commissioners.
- f. Continue to review and revise the fee structure for planning and building inspections fees/permits.

*Objective 2:* Establish effective citizen/public participation in the Franklin County planning process.

*Implementing Actions:*

- a. Advertise all meetings of the Franklin County Planning Board and Board of Adjustment through newspaper advertisements and public service announcements.
- b. Ensure that the membership of all planning related boards, commissions, and ad hoc/advisory committees have a broad cross section of Franklin County's citizenry.
- c. At least annually, conduct a joint meeting of the Franklin County Board of Commissioners and the municipalities' local elected officials to identify planning issues/needs.
- d. Utilize advisory committees to assess and advise the county on special planning issues/needs.
- e. Establish a Planning Department web-site.
- f. Franklin County supports regional planning.