

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

FEBRUARY 14, 2006

The Franklin County Planning Board held its regular monthly meeting on Tuesday, February 14, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Members Present: Henry Nelms, Willie Bartholomew, Philip Bues, Phillip Jeffreys, William Holden, Mark McArn, William Wallace and Clara Frazier.

Members Absent: Melvin Cheaves, Terry Gilliam, Richard Hoyle, Ronnie Pearce, Mary Solomon and Renee McCormick.

Also Present: Katie Ertmer, Donna Wood, Tammy Davis and Jason Rogers.

Chairman Nelms called the meeting to order at 7:05 P.M., and welcomed everyone in attendance.

William Wallace gave the invocation.

The agenda was unanimously adopted as presented.

Upon motion by Phillip Jeffreys, seconded by Willie Bartholomew to approve the minutes from the January 10, 2006 meeting. The motion passed unanimously.

Agenda Items:

- #1. Subdivision Request: Cole Creek Subdivision, Preliminary Plat, Franklinton Township, SR 1127 Pocomoke Road, R-40 District, 16 Lots.

Katie Ertmer stated the proposed subdivision is located partially in a Watershed II. She stated the lots would be served by County water and individual septic systems. She stated the developer is proposing a payment in lieu for recreation purposes. She stated the Technical Review Committee and Planning Staff have reviewed the plan and it appears to meet the requirements of the UDO. She stated the following conditions of approval are the only recommendations:

- All road designs must meet DOT standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.

Mrs. Ertmer stated the lots in the Watershed area must be a minimum of 40,000 square feet. She stated they must also have the correct setbacks on the final plat, which are 50-feet from the front and rear property lines and 20-feet from all side

property lines. Clara Frazier questioned if the subdivision is located in a swampy area. Mrs. Ertmer stated she wasn't familiar with the area but the property is located on the southside of Pocomoke Road. A representative from Barton Development stated the soil report came back with all lots having suitable soil.

Upon motion by Willie Bartholomew, seconded by Phillip Jeffreys to approve the subdivision request. The motion passed unanimously.

#2. Subdivision Request: Braeburn Subdivision, Preliminary Plat, Harris Township, SR 1100 Tarboro Road, R-15 District, 92 Lots.

Katie Ertmer stated the proposed subdivision would be served by County water and individual septic systems. She stated the developer is proposing to donate one lot to Franklin County for the future location of a water tower. She stated the developer proposes a payment in lieu for recreation purposes. She stated the Technical Review Committee and Planning Staff have reviewed the plan and it appears to meet the requirements of the UDO. She stated the following conditions of approval are the only recommendations:

- All road designs and entrances must meet DOT standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.

Mark McArn questioned if there would be adequate water pressure supplied to the proposed subdivision. Mike Moss (surveyor) stated the preliminary water system analysis report shows it will be adequate water pressure at this time. He stated the public utilities director requires all developers to get a water system analysis to ensure that water pressure isn't an issue. An adjoining property owner expressed safety concerns due to where the subdivision entrance is located. Mr. Moss stated the Department of Transportation would have to approve the entrance, which would ensure it was safe. William Wallace questioned if there would be any acceleration/deceleration lane. Mr. Moss stated nothing is proposed at this time.

Mark McArn made a motion, seconded by Philip Bues to approve the subdivision request. The motion passed by majority vote with Clara Frazier voting against the request.

#3. Zoning Map Amendment: Lake Royale Property Owners Association, Inc., 9.384 Acres, Cypress Creek Township, Lake Royale, Lot 2660, R-1 Residential District to Special Use AR District

Donna Wood stated according to the Future Land Use Plan, the property is identified as low to medium density residential. She stated water is available to the site. She stated the petitioner wishes to use the property for a park with a special use permit of 90-120 days as a salvage yard to clean up the camping

sections. She stated salvage and recovery yards are a special use in the AR District.

Robert VanGraafeiland was sworn in and stated they want to clean up dilapidated campers and RV's. He stated they wanted to do as many as they possibly can. He stated they have over 45 campers in Franklin County and 20 in Nash County that need discarding. He stated they propose to store the structures for 90-120 days for the owners to claim their property and pay the fees owed or they will auction the structures off. He stated he hopes this would be the only time for this event until 3-5 years down the road. William Wallace stated the proposed area has always been designated as a park area and Lake Royale wants to clean up the area to improve the community.

Clara Frazier made a motion, seconded by Phillip Jeffreys to approve the zoning map amendment. The motion passed unanimously.

- #4. Special Use Permit: Lake Royale Property Owners Association, Inc., 9.384 Acres, Cypress Creek Township, Lake Royale, Lot 2660, Salvage & Recovery Yard

Donna Wood stated Lake Royale POA is requesting 90 to 120 days permission to use Lot 2660 as a staging site for dilapidated vehicles and RV's. She stated according to the Future Land Use Plan, the property is identified as low to medium density residential. She stated staff proposes the following Special Use Conditions:

- Sunrise to sunup (hours of operation)
- Expires in 120 days
- All hauling contractors on and off the site will be insured, including all required moving permits obtained.

Bryan Batton (County Attorney) suggested in the motion that the correction be made to stated "sunrise to sunset" in the special use conditions.

Mark McArn made a motion, seconded by Willie Bartholomew to approve the Special Use Permit with the conditions. The motion passed unanimously.

- #5. Special Use Permit: Organic Recycling Center LLC, 71.52 Acres, Franklinton Township, 2095 US Hwy 1, Heavy Industrial District, Amendment To An Existing Demolition Landfill

Donna Wood stated on October 5, 1990, a Special Use Permit for a demolition landfill was granted by the Franklin County Board of Commissioners to Mr. Allen Perry. She stated the current owner of the property, Organic Partners, LLC, is requesting an amendment to this special use permit to allow dynamite storage on the 71.52 acres. She stated the petition states the request is to store two 3 feet by 3 feet boxes on site. She stated the petition further states that these boxes are

ATF approved and inspected by the government. She stated the applicant has verbally represented to the Planning Department that the dynamite will be used solely for rock removal as part of site preparation at construction sites.

Mrs. Wood stated Planning Department staff is recommending the exclusive use of dynamite stored on site for the purpose of needed land clearance at construction sites. She stated additionally, the dynamite material is regulated by the Federal Alcohol, Tobacco and Firearms office (ATF) and the Planning Department is recommending that obtaining and maintaining all needed ATF permits be a special use condition if approved by the Board. She stated concerning safety and security issues, the applicant has stated that the boxes/containers have special locks and keys, and are bolted to a concrete pad.

Bryan Batton stated he is concerned that the Franklin County UDO doesn't address or list dynamite storage as a special use permit. He stated he feels the matter should be tabled until a later date to allow the UDO to be amended to allow dynamite storage as a use.

Clara Frazier made a motion, seconded by William Wallace to table the matter until a later date. The motion passed unanimously.

#6. Other Business Reports/Discussion

A.) Departmental Report

B.) Other Business/Reports/Discussion

Katie Ertmer announced that she will be resigning from her position with the Franklin County Planning effective March 3, 2006. She stated her husband's job would have them temporarily living in California for up to 6 months. She stated she enjoyed working with the Board over the past two years.

With there being no further business before the Board, Chairman Nelms adjourned the meeting at 7:30 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board