

## MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

**MARCH 21, 2006**

The Franklin County Planning Board held its regular monthly meeting on Tuesday, March 21, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

**Members Present:** Mark McArn, William Holden, Henry Nelms, William Wallace, Ronnie Pearce, Mary Solomon, Willie Bartholomew, Terry Gilliam, Richard Hoyle and Phillip Jeffreys.

**Members Absent:** Philip Bues and Clara Frazier.

**Others:** Pat Young, Tammy Davis, Jason Rogers, Donna Wood and Bryan Batton.

Chairman Henry Nelms called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Chairman Nelms announced that Renee McCormick had resigned from the Planning Board due to scheduling conflicts.

Willie Bartholomew gave the invocation.

Chairman Nelms announced that Item 3 on the agenda would need to be tabled until the April 11, 2006 meeting. The agenda was unanimously approved with the change.

Upon motion by Mary Solomon, seconded by Willie Bartholomew to approve the minutes from the February 14, 2006 meeting. The motion passed unanimously.

### **Agenda Items**

#1. Subdivision Request: Thames Pond Subdivision, Preliminary Plat, Youngsville Township, State Road 1140 (John Mitchell Road), R-40 District, 9 Lots.

Donna Wood stated there is currently a mobile home park on the proposed site. She stated the developer is proposing to divide the lot into individual parcels and remove several of the existing mobile homes. She stated any new homes on the lots are to be served by County water and individual septic systems. She stated the subdivision plan appears to meet with requirements of the UDO but the following recommendations for conditions of approval was suggested:

- All entranceways must meet DOT standards.
- Any hookups to County water 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.

Henry Nelms questioned the number of mobile homes that is currently located on the proposed property. Mrs. Wood stated there are approximately nine (9) mobile

homes currently located on the property. Jack Fields, President of Thames Enterprises, was sworn in and stated he wants to clean up the existing mobile homes to increase the tax base as soon as possible as well as hooking on to County water. He went through the proposed intentions of each individual lot explaining the intentions of each individual lot.

Art Gowney was sworn in and questioned if current zoning codes restricts the types of homes that can be placed on the property. Pat Young stated the current zoning is Residential-40 (R-40) and the property is located in a watershed district. He stated the R-40 district doesn't restrict the type of home that can be placed on a property and mobile homes are allowed. Mr. Gowney questioned if the homes are required to tap on to County water. Mr. Young stated based on the proximity of the water lines that any subdivision consisting of five (5) lots has to hook on. He stated any new unit is required to hook up to County water.

Mary Solomon made a motion, seconded by Willie Bartholomew to approve the subdivision request. The motion passed unanimously.

- #2. Subdivision Request Extension: Ashberry Subdivision, Preliminary Plat, Franklinton/Youngsville Township, State Road 1134 (Long Mill Road), R-1 District, 104 Lots.

Donna Wood stated the preliminary approval was made on April 9, 2002, with an extension granted on April 9, 2004. She stated the delay of the development was due to problems with the infrastructure on adjoining property. She stated the infrastructure problems has been resolved and a letter has been received from the Franklin County Public Utilities accepting the conveyance of the underground utilities on the adjoining property (Olde Liberty Subdivision). She stated staff has reviewed the request and finds that there is sufficient progress and economic investment by the developer to warrant the extension of the deadline for two (2) years, which would expire April 9, 2008.

Patrick Young stated Jim Moss has made good faith efforts to progress the development. William Holden made a motion, seconded by Ronnie Pearce to approve the subdivision request extension. The motion passed unanimously.

- #3. Test Amendment: Article 11, Planned Building Group Regulations

Pat Young stated the amendment addresses off-street parking requirements for car washes in a business planned building group. He stated the amendment would allow flexibility for off-street parking for automobile laundry/car wash, self-service car washes while maintaining safety and traffic flow. Mr. Young stated staff encourages the amendment as long as safety and aesthetics are maintained. Mr. Young stated the current ordinance allows six (6) spaces and the applicant is looking at having eight (8) spaces. William Wallace questioned if crushed stone

or gravel is considered an impervious surface. Mr. Young stated it is considered any impervious surface.

William Holden made a motion, seconded by Ronnie Pearce to approve the text amendment. The motion passed unanimously.

- #4. Other Business Reports/Discussion
  - A.) Departmental Report
  - B.) Other Business/Reports/Open Forum

With there being no further business before the Board, Chairman Nelms adjourned the meeting at 7:35 P.M.

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Henry Nelms, Chairman  
Franklin County Planning Board

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Tammy Davis, Clerk  
Franklin County Planning Board