

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

MAY 9, 2006

The Franklin County Planning Board held its regular monthly meeting on Tuesday, May 9, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Members Present: Richard Hoyle, William Holden, Ronnie Pearce, Willie Bartholomew, Phillip Jeffreys, Philip Bues, Mark McArn, Terry Gilliam, Henry Nelms, Mary Solomon, Clara Frazier, Melvin Cheaves and William Wallace.

Members Absent: None

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.

Willie Bartholomew gave the invocation.

Willie Bartholomew made a motion, seconded by Philip Bues to approve the agenda as presented. The motion passed unanimously.

Mary Solomon made a motion, seconded by Phillip Jeffreys to approve the minutes from the April 11, 2006 meeting. The motion passed unanimously.

Agenda Items:

- #1. Subdivision Request: Hawks Ridge Subdivision, Preliminary Plat, Dunn Township, State Road 1750 (Hagwood Road) & State Road 1740 (Stallings Road), R-40 District, 59 Lots.

Donna Wood stated the proposed subdivision would be served by a community water system and individual septic systems. She stated the developer proposes a payment in lieu for recreation purposes. She stated the subdivision plan was reviewed by the Technical Review Committee and Planning staff and appears to meet the requirements of the UDO. She stated the following recommendations for conditions of approval is suggested:

- All road design and entrances must meet NC DOT standards.
- All stream crossings must be approved by the Division of Water Quality prior to any grading or installation of roads.
- 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.

Clara Frazier questioned the lots being small. Mrs. Wood stated all the lots meet the requirement of 40,000 square foot minimum. William Holden stated some of the lots appear to be too small to hold a septic system. Pat Young stated a soil scientist report was submitted which shows that the lots are adequate to hold a septic system. Mrs. Wood stated staff received no feedback from Environmental Health. Mr. Young stated that since the subdivision will be served by a community well system, the fifty-foot distance between the well and septic rule will not apply and the lots should be adequate to hold a septic tank. Mark McArn questioned the node ratio. Mrs. Wood stated the proposed subdivision does meet the node/length ratio with the stub outs to the other properties. Mr. McArn questioned connecting some of the proposed cul-de-sacs. Mr. Young stated there is a proposed ingress/egress on Stallings Road.

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

- #2. Subdivision Request: Falcon Crest Subdivision, Preliminary Plat, Youngsville Township, State Road 1125 (Hicks Road), R-15 District, 16 Lots.

Donna Wood stated the proposed property was originally a portion of Pigeon Pointe Subdivision, and has been separated due to riparian buffer crossing requirements. She stated the developer proposes a payment in lieu for recreation purposes. She stated the subdivision plan appears to meet the requirements of the UDO with the following recommendations for conditions of approval:

- All road design and entrances must meet NC DOT standards.
- A 20-foot easement for County water must be provided from Pigeon Pointe Subdivision.
- 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.

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

- #3. Map Amendment: Elmo, Ricky & Stuart May, 2.085 Acres, Harris Township, State Road 1707 (Joe Denton Road), R-1 to R-30.

Pat Young stated according to the Future Land Use Plan the property is identified as low-medium density residential. He stated public water is available within 1,567 feet on M.C. Wilder Road. He stated the surrounding properties are zoned R-1 and R-30. He stated the property is proximate to the R-30 District and is compatible with existing similar uses allowed in the R-30 District. Mr. Young stated the proposed request came before the Board in January and was withdrawn

from the Commissioners agenda in March to re-evaluate. He presented a map showing the locations of mobile homes in the area. He stated staff is recommending approval of the rezoning request. William Wallace questioned if the proposed rezoning would be considered spot zoning. Mr. Young stated he felt it wasn't spot zoning since there is a substantial similarity in the property use and existing adjoining uses. Mr. Young questioned if the petitioner would be willing to make Lot 3 larger to extend to the swamp area, which is located in the floodplain. Stuart May stated he is willing to extend the property line if necessary which would eliminate any possible chance of spot zoning.

Ronnie Pearce made a motion, seconded by Melvin Cheaves to approve the rezoning request as presented. The motion passed by majority vote with nine members voting for the request and four members voting against the request.

- #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 7:25 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board