

# MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

JUNE 13, 2006

The Franklin County Planning Board held its regular monthly meeting on Tuesday, June 13, 2006 in the Franklin County Administration, 113 Market Street, Louisburg, North Carolina.

**Members Present:** Melvin Cheaves, Phillip Jeffreys, Willie Bartholomew, Clara Frazier, Mark McArn, Henry Nelms, Ronnie Pearce, William Holden and William Wallace.

**Members Absent:** Richard Hoyle, Terry Gilliam, Philip Bues and Mary Solomon.

**Others:** Pat Young, Tammy Davis, Jason Rogers 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 William Wallace to approve the agenda as presented. The motion passed unanimously.

William Wallace made a motion, seconded by Clara Frazier to approve the minutes from the May 9, 2006 meeting. The motion passed unanimously.

## **Agenda Items:**

- #1. Subdivision Request: Brookfield Subdivision, Phase II, Revised Preliminary Plat, Youngsville Township, State Road 1117 (Holding Young Road), R-8 District, 116 Lots.

Pat Young stated the last revised preliminary plan was approved in August 2003. He stated the proposed plat reflects minor revisions, which include the elimination of one street section in order to eliminate a stream crossing due to potential environmental impacts. He stated the developer is being required to make the change due to requirements of the NC Department of Water Quality. He stated a stub-out street has been added to connect to the property located to the west. He stated the Technical Review Committee and Planning Staff reviewed the proposed plat and it appears to meet the requirements of the UDO with the following recommendations for conditions of approval:

- All road designs and entrances must meet NC 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 buffers would be required since the property is located adjacent to Cedar Creek Middle School. Mr. Young stated there are no out of the ordinary restrictions and regulations. He stated there would be two (2) pedestrian walks installed so children would be able to walk to school.

Mark McArn made a motion, seconded by Willie Bartholomew to approve the revised preliminary subdivision request. The motion passed unanimously.

- #2. Subdivision Request: Oak Park Subdivision, Phase 4, Revised Preliminary Plat, Youngsville Township, State Road 1125 (Hicks Road), R-15 District, 133 Lots.

Pat Young stated the original preliminary plan was approved in April 2004. He stated the revisions to Phase 4 include an increase in the number of lots and a change in the street design. He stated the number of lots proposed within Phase 4 has increased from 121 to 133 lots while the overall number of lots within the Oak Park subdivision has decreased from 607 to 580 residential lots. He stated the Technical Review Committee and Planning Staff has reviewed the proposed plan and it appears to meet the requirements of the UDO with the following recommendations for conditions of approval:

- Plans shall be submitted which include approved street names for all proposed roads within the subdivision.
- The note adjacent to “Street D” found on sheet C-1.0 of the preliminary plan shall be removed. Further, the plan shall clearly indicate that “Street D” is to be constructed in its entirety up to the project boundary.

Ronnie Pearce questioned the number of acres the recreation site would consist of. Tom Spaulding (Spaulding & Norris) stated there would be approximately 2.5 acres in the amenity center inclusive in the open space. Willie Bartholomew made a motion, seconded by William Wallace to approve the revised preliminary subdivision request. The motion passed by unanimous vote.

- #3. Map Amendment: Elmo, Ricky & Stuart May, 6.15 Acres, Harris Township, State Road 1707 (Joe Denton Road), R-1 to R-30.

Pat Young stated the revised petition has been submitted reflecting 6.15 acres, which abuts the existing R-30 district and will be an expansion of the R-30 district. He 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 adjacent to the R-30 district and is compatible with existing similar uses allowed in R-30 district.

Ronnie Pearce made a motion, seconded by Phillip Jeffreys to approve the map amendment. The motion passed by majority vote.

- #4. Map Amendment: Ann Marie DellaMorte, 75 Acres, Louisburg Township, State Road 1110 (E.F. Cottrell Road) & State Road 1701 (Otis Burrows Road), O/I to R-30.

Pat Young stated according to the Future Land Use Plan the property is identified as Office-Institutional, although staff analysis of development of development trends in the area South of Louisburg adjacent to NC Hwy 39 indicate that the quantity of office\institutional property currently identified is not needed based on projected market demand for the foreseeable future. He stated public water is available within one-fourth of a mile. He stated the surrounding properties are zoned Office-Institutional, Rural Business, and R-30. He stated the surrounding uses are primarily agricultural and residential uses.

An adjoining property owner expressed concern in reference to the type of homes that could be placed on the property. Gary Strickland stated he wanted to have the property rezoned for his daughter's property. Mrs. DellaMorte stated Mr. Strickland had taken older homes and gutted and remodeled them to provide affordable homes for low-income families. Willie Bartholomew questioned the size of the homes. Mrs. DellaMorte stated the homes range from 900 square feet to 1,000 square feet. Della Rogers questioned if all 75 acres needed to be rezoned to accommodate Mr. Strickland's daughters home. Mr. Strickland stated if he couldn't get his property rezoned to residential, then he would have to do commercial development.

Mark McArn made a motion, seconded by William Holden to approve the map amendment. The motion passed by majority vote.

- #5. Map Amendment: Log Cabin Kennels, 5.27 Acres, Louisburg Township, US Hwy 401, R-30 to HB (Highway Business).

Pat Young stated according to the Future Land Use Plan, the property is identified as office-institutional with adjacent commercial designation. He stated public water is located within 700 feet. He stated the surrounding uses are primarily commercial and residential uses. He stated commercial development should be developed in a nodal pattern at intersections. He stated the petitioners currently operate a boarding kennel under a conditional use permit and wish to expand their business to include veterinary services, pet store, retail sales, and fertilizer wholesale and retail sales.

Mark McArn stated he knows several people from the Raleigh area that come to Franklin County to use the petitioner's service. He stated he feels they provide a first class facility. Clara Frazier made a motion, seconded by Willie Bartholomew to approve the map amendment. The motion passed unanimously.

#6. Adequate Public Schools Ordinance

Pat Young introduced Chris Coudriet (County Manager), Darnell Batton (County Attorney), Doug Moore and Tommy Piper (Franklin County Board of Education) to the Planning Board. Mr. Coudriet stated that Planning Staff has full administrative support for the proposed ordinance. He stated he feels this is a strong ordinance to present to the Board of County Commissioners. Pat Young stated the Adequate Public Schools Ordinance requires that residential development in subdivisions only be permitted in areas where adequate public school facilities are available. He stated if such facilities are not available, the developer must wait until such time as Franklin County Schools Long Range Facilities Plan identifies that an adequate facility will be provided to receive development approval or the developer may provide the County with a voluntary advancement of capacity payment to offset the anticipated cost of constructing adequate school facilities. Mr. Young then presented a power point presentation outlining the proposed ordinance.

Ronnie Pearce questioned what percentage of the County population work outside Franklin County. Mr. Young stated approximately 55-60 percent of the County's population work outside Franklin County. Scott Lerew questioned if the fees would apply to people who build but don't plan on having children. Mr. Young stated the only development exempt from the ordinance are communities for ages 55 years and older and college dormitories. He stated the proposed would be subject to the variance procedures as is all rules in the Unified Development Ordinance (UDO) since the proposed would be a part of the UDO. Mr. Lerew questioned if a small percentage of the funds would go to areas where growth isn't happening. Mr. Young stated for legal reasons the funds generated would have to go to the designated area the building permit was purchased for.

Ronnie Pearce questioned if some of the funds could be used to purchase land for later development in areas. Darnell Batton stated he doesn't feel legally that funds can be redirected to areas where fees are not applicable. Chris Coudriet stated the proposed ordinance isn't a financial model; it's a land use model. He stated this is only a source of revenue. He stated we need to look at a broader source of revenue to address areas where the Adequate Public School Ordinance doesn't apply or where growth is limited. Scott Lerew questioned how the ordinance is applied to lots on the book that hasn't been developed. Mr. Young stated any lots previous developed before the adoption is exempt. He stated the ordinance only applies to new development. Mr. Lerew questioned how often would the school enrollment capacity be updated. Mr. Young stated staff is looking at getting a monthly update. William Wallace questioned what would happen to funds already collected when schools are reassigned. Mr. Young stated staff will geographically track funds and funds will be reallocated to proper districts. Mr. Young stated with the County's GIS program, staff could track it house by house. Doug Moore stated the fee will never build a whole school, but it is an arrow in the quiver of financing a school. Mr. Coudriet reiterated that land

that has never been subdivided is exempt and land that is already subdivided has one year from the adoption date to pull permits or be subject to the Adequate Public School Ordinance. Clara Frazier made a motion, seconded by Ronnie Pearce to approve the Adequate Public School Ordinance. The motion passed unanimously.

#7. Text Amendment: Article 17-4 (K) Political Signs

Pat Young stated political signs are currently limited to a maximum size of 32 square feet not to exceed four feet in height. He stated this amendment has been requested for consideration in order to increase the allowable sign height from four to six feet for political signs. He stated the current allowable sign area of 32 square feet does not appear to be commensurate with the current allowable sign height of four feet based upon feedback received by Planning Staff. He stated with the proposed amendment, political signs would be able to be erected in a commonly accepted manner with eight-foot posts being place two feet into the ground with a finished sign height of six feet. He stated the current ordinance requires that if a political sign is placed on a sheet of plywood, it must be mounted at ground level.

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

- #8. 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 8:45 P.M.

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Henry Nelms, Chairman  
Franklin County Planning Board

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Tammy Davis, Clerk  
Franklin County Planning Board