

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

SEPTEMBER 12, 2006

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 12, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Members Present: Henry Nelms, Mark McArn, Richard Hoyle, Ricky May, Melvin Cheaves, Ronnie Pearce, William Wallace, Mary Solomon, Willie Bartholomew, Terry Gilliam, Phillip Jeffreys, Philip Bues

Members Absent: William Holden, Clara Frazier

Others: Scott Hammerbacher, Tammy Davis, Jason Rogers and Bryan Batton.

Chairman Nelms called the meeting to order at 7:00 P.M., and welcomed everyone in attendance.

William Wallace gave the invocation.

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

William Wallace made a motion, Phillip Jeffreys seconded by to approve the minutes from the August 8, 2006 meeting. The motion passed unanimously.

Agenda Items:

#1. Subdivision Request: Whispering Pines, Revised Preliminary Plat, Franklinton Township, State Road 1116 (Cedar Creek Road) & State Road 1125 (Hicks Road), R-1 District, 420 Lots.

Scott Hammerbacher stated the revised preliminary plan includes the removal of a stream crossing, the addition of 18 lots, and the acquisition of additional property from the Eugene Johnson tract. He stated the total number of lots has increased from 402 to 420 lots and the overall acreage has increased from approximately 176 acres to 180 acres. He stated the Technical Review Committee and the Planning staff have reviewed the revised plan and it appears to meet the requirements of the UDO. He stated the following recommendations for conditions of approval are:

- 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.

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

- #2. Map Amendment: P.S. Tax Service, .78 Acres, Dunn Township, 2165 Old US Hwy 64, R-30 to Special Use-Neighborhood (SU-NB).

Scott Hammerbacher stated according to the Future Land Use Plan, the property is identified as low density residential. He stated low-density residential land use has been provided in the southern half of the county where there are no existing or planned water or sewer services proposed. He stated the surrounding properties are zoned R-30 Residential with a Neighborhood Business zoned parcel approximately three-fourths of a mile to the south west which was zoned prior to the adoption of the UDO in 2001. He stated the surrounding areas are primarily residential uses. He stated information submitted by the petitioner indicates that she wishes to use this property for a tax service office, with a special use permit for neighborhood business, small, low-impact office, and travel agency. He stated these uses are permitted uses in the Neighborhood Business District.

Richard Hoyle made a motion, seconded by Mark McArn to approve the map amendment. The motion passed unanimously.

- #3. Special Use Permit: P.S. Tax Service, .78 Acres, Dunn Township, 2165 Old US Hwy 64, (Small Low-Impact Office, Travel Agency, Neighborhood Business).

Scott Hammerbacher stated the petitioner needs a special use permit to operate a small low-impact office, travel agency and neighborhood business. He stated all information presented during the rezoning request for this property is the same information for the special use permit request.

Richard Hoyle made a motion, seconded by Mary Solomon to approve the Special Use Permit. 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 7:10 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board