

## FRANKLIN COUNTY PLANNING BOARD

April 12, 2016

The Franklin County Planning Board held its regular monthly meeting on Tuesday, April 12, 2016 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** William Wallace, Mark McArn, Mary Solomon, Steve Mitchell, Robert Mann, Fannie Brown, John Sledge, William Holden, Steven Buescher

**Staff:** Jason Rogers, and Katie Rhyne.

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Robert Mann gave the invocation.

A motion to approve the agenda was made by Steven Buescher with a second by Mary Solomon. The motion passed unanimously.

A motion to approve the minutes from March 8, 2016, was made by Mark McArn, seconded by Steve Mitchell. The motion passed unanimously.

### **Agenda Items:**

1. 16\_MAS\_02 A preliminary plan had been submitted for Ray's Creek Subdivision. This property is located on Hill Rd in Youngsville Township in the R-15 Residential Zoning District. The preliminary plan was for the subdivision of approximately 16.00 acres into 12 lots. The subdivision was designed to be served by County water and private septic systems.

The Franklin County Health Department stated that a site visit had not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 6, 8 and 9 may need design and layout due to wells and useable space. Lot 4 may need pits due to rock. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. For these reasons, they suggested a soil consultant evaluate the lots to determine the best house location and septic design.

Louisburg Elementary, Terrell Lane Middle, and Louisburg High are the schools that would serve this subdivision.

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.

- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the North Carolina Department of Transportation
- All road designs and entrances must meet North Carolina Department of Transportation standards
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater Review approval.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.

Chairman William Wallace opened the case for questioning.

William Holden asked why these specific schools were serving the subdivision.

Jason Rogers explained that the lines for the school jurisdictions were drawn by the Board of Education.

John Sledge inquired as to whether the landscaping plan would have to change based on the Health Department's recommendation.

Jason Rogers explained that if it was determined at the time of permitting that the design was not sufficient to support a septic system or drain field, a hired soil scientist would have to redesign the lot to support a septic system and drain field. He explained that lack of being able to locate a septic system on the lot would not be acceptable for a variance request and that it was the responsibility of the builder to prove that the lot was suitable for development.

Mike Moss (333 S. White Street Wake Forest, North Carolina 27588)

Mike Moss explained that a Soil Scientist had been consulted for the project and the lots in question would be reviewed in more detail as the project moved forward.

William Wallace asked the petitioner if they understood the requirements and accepted them.

Mr. Moss responded by saying yes.

William Holden made a motion for the board to approve the request with the added requirements submitted by planning staff. The motion was seconded by Steven Mitchell. The motion passed unanimously.

2. 16\_MAS\_03 A preliminary plan has been submitted for Twin Rock Subdivision. This property is located on Flat Rock Church Rd in the Youngsville Township in the R-15 Residential Zoning District. The preliminary plan is for the subdivision of approximately 12.316 acres into 14 lots. The subdivision was designed to be served by County water and private septic systems.

The Franklin County Health Department commented that a site visit has not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 5, 6, and 10 may need design and layout. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. For these reasons, they suggested a soil consultant evaluate these lots and determine the best house location and septic design.

Royal Elementary, Cedar Creek Middle, and Franklinton High are the schools that would serve this subdivision

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the North Carolina Department of Transportation
- All road designs and entrances must meet North Carolina Department Of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater Review approval.

- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.

Chairman William Wallace opened the case to questions from the board.

William Holden asked if the subdivision was required to have a turning lane.

Jason Rogers explained that the North Carolina Department of Transportation was not requiring a turning lane for this particular subdivision.

Mike Moss (333 S. White Street Wake Forest, North Carolina 27588)

Mr. Moss explained that the property had been evaluated by a soil scientist and that all of the requirements from the Franklin County Unified Development Ordinance had been met for the Subdivision.

William Holden asked what the checkered pattern on the survey was depicting.

Mr. Moss explained that the checkered pattern depicted soils which were suitable for a septic system but were shallower by nature to normal soils.

William Wallace asked the petitioner if he understood the requirements that Planning Staff had proposed and if he accepted them.

Mr. Moss explained that he understood, and accepted the requirements.

Robert Mann made a motion to approve the subdivision with the additional requirements submitted by planning staff. Fannie Brown seconded the motion. The motion passed unanimously.

3. 16\_MAS\_04 A preliminary plan has been submitted for Addyson at Holden Road Subdivision. This property is located off Holden Rd and Sid Mitchell Rd. in the Youngsville Township in the R-8 Residential (WS IV Watershed) Falls Lake District. The preliminary plan is for the subdivision of approximately 80.608 acres into 75 lots.

The subdivision was designed to be served by County water and private septic systems. The impervious surface ratio shall not exceed 24%.

The Franklin County Health Department explained that a site visit has not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 4, 5, 11, 12, 13, 29, 30, 31, 37, 38, and 41 may need layout and design. Lots 39, 40 and 68 appear to be the most challenging based on useable soil areas, topography and proposed property lines. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. For these reasons, they suggested a soil consultant evaluate these lots and determine the best house location and septic design.

Long Mill Elementary, Franklinton Middle, and Franklinton High are the schools that would serve this subdivision.

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the North Carolina Department of Transportation
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Falls Lake stormwater review approval.
- All road designs and entrances must meet North Carolina Department of Transportation standards
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.

Chairman William Wallace opened the case up to the Board for questioning.

Mark McArn asked if the extra payment was due to the open space.

Jason Rogers explained that it was.

Mary Solomon asked what concerns the Health Department had and inquired as to what the developer could do to satisfy the concerns.

Jason Rogers explained that a Soil Scientist had reviewed the project but that there had not been any testing done on the site and the Health Department had concerns about the listed sites being suitable for septic systems.

John Sledge asked who would check the lots after approval.

Jason Rogers explained that Environmental Health issues permits for septic systems and if the lots are not acceptable a contracted Soil Scientist would have to redesign the lots so that they could prove the lot could support a septic system and drain field.

Mike Moss (333 S. White Street Wake Forest, North Carolina 27588)

Mr. Moss explained that the developer did not wish to lose lots and were taking every precaution to try to ensure that the lots could support a septic system. He stated that burden was on the developers and they had tried to size the lots in such a manner that they should be able to support a septic system and drain field. Mr. Moss stated that there had been a soil scientist that had evaluated each lot and would continue to as the project moved forward.

John Sledge asked what would happen to the potential development if it were to be sold before construction on housing was completed.

Jason Rogers explained that the development would then have to be developed as designed unless it were resubmitted before the board.

William Wallace asked the petitioner if he understood the requirements that Planning Staff had proposed and if he accepted them.

Mike Moss answered by stating that he understood and accepted the requirements.

Mary Solomon made a motion to approve the subdivision with the requirements provided by planning staff. Fannie Brown seconded the motion. The motion passed unanimously.

4. 16\_MAS\_05 A preliminary plan has been submitted for Falls Creek Subdivision. This property is located off Holden Rd and Sid Mitchell Rd. in Youngsville Township in the R-1 Residential (WS IV Watershed) Falls Lake District. The preliminary plan is for the subdivision of approximately 60.967 acres into 57 lots. The subdivision was designed to be served by County water and private septic systems. The impervious surface ratio shall not exceed 24%.

The Franklin County Health Department commented that a site visit has not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 17, 18, 19, 30, 34, and 35 may need layout and design. Lots 20, 21, 22, 23, 24, 25, 26, 31, 32, and 39 appear to be the most challenging based on useable soil areas, topography and proposed property lines. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. For these reasons, they suggested a soil consultant evaluate these lots and determine the best house location and septic design.

Long Mill Elementary, Franklinton Middle, and Franklinton High are the schools that would serve this subdivision.

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the North Carolina Department of Transportation
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Falls Lake stormwater review approval.
- All road designs and entrances must meet North Carolina Department Of Transportation standards
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.

Chairman William Wallace opened the up for questioning from the Board.

Mary Solomon asked why the house size and location were listed as critical for certain lots.

Jason Rogers explained that this was due to the soil being questionable whether it would support a septic system and drain field so the location of the homes on these specific lots would have to be designed with this in mind.

Mike Moss (333 S. White Street Wake Forest, North Carolina 27588)

Mr. Moss explained that the location of these homes were under consideration and mock homes had been drawn on these homes to ensure that the lots could potentially support a septic and drainage system.

Steven Buescher questioned whether the subdivision being set on separate parcels would become an issue.

Mr. Moss explained that they were in the process of finalizing a recombination plat to be recorded.

William Wallace asked the petitioner if he understood the requirements that Planning Staff had proposed and if he accepted them.

Mike Moss answered by stating that he understood and accepted the requirements.

Fannie Brown made a motion to approve the subdivision with the added requirements suggested by planning staff. The motion was seconded by Robert Mann. The motion passed unanimously.

5. 16-MAS-06 A preliminary plan has been submitted for Conyers Property Subdivision. The proposed subdivision is located on Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 86.68 acre tract into 221 lots. The subdivision is designed to be served by public water and sewer.

Youngsville Elementary, Cedar Creek Middle and Franklinton High are the schools that will serve this subdivision.

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the North Carolina Department Of Transportation.
- All road designs and entrances must meet North Carolina Department Of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.

- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater management approval.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
  - Prior to final plat, the following items shall be submitted:
    - Landscape Plan
    - Recorded Covenants
    - Street lighting plan
    - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.

Laura Holloman (972 Trinity Rd Raleigh, NC 27607)

Mrs. Holloman explained that this was a good part of the County for denser development due to the availability of water and sewer lines. She explained that the proposed subdivision conformed to the land use plan and that there was well over twenty percent (20%) open space dedicated to the cluster option for the subdivision.

Chairman William Wallace opened the case to questions from the Board.

Mark McArn questioned the gas line easement and asked what the developer intended to do if the intended line were to move.

Tom Spaulding (972 Trinity Rd. Raleigh, NC 27607)

Mr. Spaulding answered that they had received a description of the easement and had left the space open as requested. He stated that he intended to contact PSNC Energy to ask for further details in regards to the easement.

Tom Spaulding explained that they had also intended to extend the county sewer lines with this project.

Mark McArn asked where the proposed sewer line would be located.

Tom Spaulding answered that the sewer line would extend to the back end of the property along Hill Rd.

William Wallace asked the petitioner if he understood the requirements that Planning Staff had proposed and if he accepted them.

Laura Holloman answered by saying that she understood and accepted the requirements.

Steve Mitchell made a motion to approve the subdivision with the additional requirements presented by Planning Staff. The motion was seconded by Mary Solomon. The motion passed unanimously.

6. 16-MAS-07 A revised preliminary plan has been submitted for Whispering Pines Subdivision. The proposed subdivision would be located on Cedar Creek Road and Hicks Road in the Franklinton Township in the R-1 Zoning District. The preliminary plan is for the subdivision of an approximately 158.32 acre tract into 398 lots. On February 15, 2016, this property was rezoned from R-1 Residential to R-8 Residential. The subdivision is designed to be served by public water and sewer.

Franklinton Elementary, Cedar Creek Middle and Franklinton High are the schools that will serve this subdivision.

The following conditions for approval from Planning Staff have been added to the permit:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance. (Developer shall provide landscape buffer around PIN 1864-29-6166 278, Cedar Creek Rd.)
- Approval by the North Carolina Department of Transportation.
- All road designs and entrances must meet North Carolina Department Of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater management approval.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County and North Carolina Department Of Transportation approval and shall be constructed as part of Phase 1.

Jason Rogers added that the property owners at 278 Cedar Creek Rd. had requested a buffer to exist around their property and that Spaulding and Norris agreed to install it, therefore it was an added condition of approval.

Laura Holloman (972 Trinity Rd Raleigh, NC 27607)

Mrs. Holloman explained that the proposed subdivision had been around for a while. She explained that the stormwater controls had been followed and that each lot had been carefully thought out and planned with differing lot standards and styles as the property owner had requested.

Chairman William Wallace opened up the case for questions from the Board.

Mark McArn asked how the amount of lots had changed since the property being rezoned.

Tom Spaulding (972 Trinity Rd Raleigh, NC 27607)

Mr. Spaulding answered by explaining that the original amount of lots that had been approved was 375, after stormwater calculations had been submitted they had to go back to 340. Since being rezoned they had managed to achieve 398 lots with the same road configuration as before as the minimum lot width was sixty feet (60ft) not seventy feet (70ft).

John Sledge asked what the average house size would be on the lots.

Mr. Spaulding answered that the average box would be estimated at 2,500 square foot but could be more if a second floor was installed.

William Wallace asked if the petitioner understood and agreed to all the requirements submitted by planning staff.

Mrs. Holloman responded yes.

Mark McArn made a motion to approve the subdivision with the additional requirements submitted by Planning Staff. Steven Buescher seconded the motion. The motion passed unanimously.

With there being no further business before the Planning Board, Chairman William Wallace adjourned the meeting at 7:56 P.M.

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William Wallace – Chairman  
Franklin County Planning Board

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Katie Rhyne – Clerk  
Franklin County Planning Board