

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD  
April 12, 2011

The Franklin County Planning Board held its regular monthly meeting on Tuesday, April 12, 2011 at the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Fannie Brown, Steven Buescher , William Holden, Mark McArn, Robert Mann, Steve Mitchell, Henry Nelms, Ronnie Pearce, and William Wallace.

Absent: Willie Bartholomew, Richard Hoyle, Phillip Jeffreys, Ricky May, and Mary Solomon

Staff: Scott Hammerbacher, Jason Rogers, and Donna Wood

Chairman Henry Nelms called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. William Wallace gave the invocation.

Agenda Items:

- Subdivision Approval: River's Edge, Phase III, Preliminary Plat, Youngsville township, NC 96 Hwy, R-40 District, 5 Lots

Donna Wood reviewed a preliminary plan for River's Edge Subdivision, Phase III. The proposed subdivision is located at the end of River's Edge Drive in Youngsville Township in the R-40 Zoning District. The preliminary plan is for the subdivision of an approximately 10.995 acre tract into 5 lots. Phase III is designed to be served by private wells and septic systems. Mrs. Wood explained that the developer is proposing for approximately 2.323 acres to be dedicated to the county for recreation as part of a greenway dedicated area. The 2.32 acres is located adjacent to 19.32 acres along the Little River in River's Edge Subdivision which was accepted by the Board of Commissioners in August 2002.

Mrs. Wood stated that the Franklin County Recreation Committee is meeting later in April to review the proposed dedication of 2.32 acres as part of a greenway dedicated area, and will report to the Planning Staff on their recommendation.

Mrs. Wood also explained that the acceptance of the existing streets in River's Edge Subdivision into the NC Department of Transportation road system will be necessary prior to final approval of River's Edge, Phase III. Scott Hammerbacher stated that if the roads have not been taken into the state road system, then a road maintenance agreement will be required.

Surveyor Mike Moss stated that the developer is diligently working with the homeowners association on the existing streets. Mr. Moss stated there are several greenway access points in the previous phases of the subdivision therefore no access to the greenway is provided on Phase III.

Mrs. Wood stated that Planning Staff recommends approval of the preliminary plan for River's Edge, Phase III located on River's Edge Drive, off of NC 96 Hwy in Youngsville Township for the subdivision of a 10.995 acre parcel into 5 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- All road designs must meet NC DOT standards. Also existing roads in River's Edge Subdivision must be accepted into the NC DOT road system prior to final approval of River's Edge, Phase III.
- Provisions of Article 31. Recreation Sites be satisfied by dedication of greenway or payment in lieu of land dedication.
- 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.
- 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, and Street lighting plan.

William Holden made a motion, seconded by Fannie Brown, to approve the River's Edge, Phase III preliminary plan. The motion passed unanimously.

- Comprehensive Transportation Plan Update

Scott Hammerbacher reviewed the draft Comprehensive Transportation Plan. He explained that the Franklin County Comprehensive Transportation Plan will replace the existing Franklin County, Franklinton, Louisburg, and Youngsville thoroughfare plans. He stated that transportation maps identify needed transportation improvements based upon existing capacity for roadways and projected future demands. The maps also identify improvements for bicycle and pedestrian modes of transportation in addition to improvements for public transportation. He explained the plan includes a major project lists for the next 20 to 30 years, and the big project is US 401. He explained that the US 401 project to NC 96 is funded in 2014, Section C (NC 96 to Royal) is funded (not official) with right-of-way acquisition in 2014, and completion in 2019, and Section D (Royal to Wal-Mart in Louisburg) not currently funded or identified. Mr. Hammerbacher stated that US 401 was ranked #2 in the Triangle in terms of need, crash rates, and average daily traffic counts according to the Capital Area Metropolitan Planning Organization (CAMPO).

- Discussion of By-Laws for the Operation of the Franklin County Planning Board

Jason Rogers reviewed proposed changes to the by-laws for the Planning Board and explained the intent is to simplify the rules that are in place and not change the existing group of board members. He stated that General Statutes require only three (3) regular members. The proposed changes would allow seven (7) regular board members and seven (7) alternate members with terms running concurrent with the County Commissioner who made the

appointment. Mr. Rogers explained that four (4) members would constitute a quorum. Another change is to remove the term limits for members. Mr. Rogers stated if board members are doing a good job, they will be able to be re-appointed by the Board of Commissioners. Some board members were not sure of who had appointed them. Mr. Rogers stated that Planning Staff can provide the information to board members on their appointments.

Mark McArn made a motion, seconded by William Wallace, to approve the proposed changes to the by-laws. The motion passed unanimously. Mr. Hammerbacher stated the Planning Staff will ensure the language is appropriate prior to forwarding to the Board of Commissioners and encouraged any board members that would like to become an alternate member to inform staff or their Commissioner.

With there being no further business before the Planning Board, Chairman Nelms adjourned the meeting at 7:30 P.M.

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Henry Nelms – Chairman  
Franklin County Planning Board

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Donna Wood – Clerk  
Franklin County Planning Board