

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

AUGUST 14, 2007

The Franklin County Planning Board held its regular monthly meeting on Tuesday, August 14, 2007 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

PRESENT: William Holden, Robert VanGraafeiland, William Wallace, Mary Solomon, Willie Bartholomew, Melvin Cheaves, Mark McArn, Henry Nelms, Phillip Jeffreys, Richard Hoyle

ABSENT: Fannie Brown, Phillip Bues, Ricky May, Ronnie Pearce

STAFF: Jason Rogers, Scott Hammerbacher, Pat Young

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

No minutes.

Agenda Items:

#1. Subdivision Request: The Paddocks Subdivision, Preliminary Plat, Dunn Township, Hagwood Road (State Road 1750) & Stallings Road (State Road 1740), R-30 District, 13 Lots.

Scott Hammerbacher stated that a preliminary plat had been submitted for The Paddocks Subdivision. The proposed subdivision is located at the intersection of Hagwood Road (State Road 1750) and Stallings Road (State Road 1740) in Dunn Township. The preliminary plan is for the subdivision of approximately 56.76 acre tract into 13 residential lots. The average lot size within the development is 3.51 acres. The subdivision will be served by individual wells and septic systems. The plan indicates that several lots within the subdivision contain large amounts of unsuitable soils for septic systems. A note on the plan indicates that lots will be recombined or eliminated if adequate suitable soils are not provided during construction. A Conditional Use Permit for a community recreation area/pool must be approved by the Franklin County Board of Adjustment. The development will be subject to the recently adopted Adequate Public Schools Ordinance and a Certificated of Adequate Public Schools will be required prior to securing building permits. The subdivision plan was reviewed by the Technical Review Committee (TRC) and Planning Staff and appears to meet the requirements of the UDO.

Scott Hammerbacher: stated that the recreation will have to be reviewed by the Parks and Recreation Director Bob Yeatman.

Henry Nelms: questioned the recreation requirements.

Scott Hammerbacher: replied that there is a proposed recreation site shown on the plat and is pending Board of Adjustment approval of a Conditional Use permit.

Robert VanGraafeiland: Will it be supported by the owners of the 13 lots?

Rick Benton (Developer): Yes

William Wallace: What type of homes will be in here?

Rick Benton (Developer): \$350,000 to \$450,000

Mark McArn: I am curious about what is in the middle of the entrance?

Rick Benton (Developer): It is an island.

Scott Hammerbacher stated that staff was in favor of the subdivision approval with the following conditions.

Willie Bartholomew made motion to approve and William Holden seconded.

Vote = Unanimous.

Other Business:

Pat Young: stated that the CDP would be coming before the Planning Board soon.

Meeting Adjourned

Henry Nelms, Chairman

Franklin County Planning Board

Tammy Davis, Clerk

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