

FRANKLIN COUNTY PLANNING BOARD

August 14, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, August 14, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Mann, Johnnie Sledge, Mark McArn, Kelly Harris, Steven Buescher, Richard Hoyle, Mary Solomon

Staff: Scott Hammerbacher, Brad Thompson, Jason Rogers, and Katie Rhyne

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

A motion to approve the agenda and minutes from July 10, 2018 was made by Martha Mobley and was seconded by Robert Mann. The motion passed by a vote of 7-0.

Agenda Items:

1. 15-MAS-04 Jason Rogers presented a preliminary plan for the Robert Richards subdivision This property is located off Robbins Rd (SR 1714) in Harris Township in the R-30 Residential zoning district. The preliminary plan is for the subdivision of approximately 9.911 acres into 9 lots. The subdivision is designed to be served by private wells and septic systems. The average lot size within this development is 1.028 acres.

The development is designed to be served by private wells and septic systems.

The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre. Franklin County GIS maps indicate streams with riparian buffers on this property. Additionally, a portion of this property is located within the 100-year floodplain. Receipt of the Mitigation Credit Transfer Certificate is required prior to recording the final plat.

Bunn Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision

The following are the suggested conditions of approval for the subdivision:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance. Street trees shall be installed on all lots prior to recording the final plat.

- Approval from North Carolina Department of Environmental Quality for all stream, driveway crossings, and impacts to riparian buffers is required prior to recording the final plat.
- Note shall be placed on the final plat indicating the entity responsible for maintaining drainage easements.
- Approval by the North Carolina Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet North Carolina Department of Transportation standards
- Approved North Carolina Department of Transportation driveway permit.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the North Carolina Department of Transportation Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- 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.
- Receipt of the Mitigation Credit Transfer Certificate.
- No off-site septic systems or easements. 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 with provision indicating the entity responsible for maintaining for roads ,open space, and drainage easements.
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Mark McArn asked if the mitigation credit had been used for other subdivisions.

Jason Rogers stated that there had a few that had used this option.

Scott Hammerbacher stated that the funds from the mitigation credit went towards creating BMP's or for the purchase of land to conserve the Tar Pamlico basin.

Steven Buescher made a motion to approve the subdivision. Johnnie Sledge seconded the motion. The motion passed by a vote of 7-0.

2. 18-REZ-04 Spaulding & Norris, PA is requesting to rezone 73.94 acres at Cedar Creek Road (SR 1116), Youngsville Township from Residential-15 (R-15) to Residential-8 (R-8).

The applicant stated that the availability of utility infrastructure in this area and the Residential-8 (R-8) zoning of adjacent parcels, supports this application for rezoning. The subject property is within one (1) mile of Youngsville Academy Charter, Cedar Creek Middle, and Franklinton High School. The Residential-8 (R-8) district requested in this petition, specifically the associated cluster provisions, will allow much greater design flexibility with residential lot sizes and setbacks as noted on page 5 of this communiqué. The applicant further stated that the proposed Residential-8 (R-8) zoning category is more in character with both current and future development in the surrounding area.

Zoning Consistency Statement: The requested zoning map amendment is in general conformity with the land use plan. The Future Land Use plan indicates that this property is intended for low-medium density residential. Public water and sewer is adjacent to this site. The subject property is within one (1) mile of Youngsville Academy Charter, Cedar Creek Middle, and Franklinton High School. The request is reasonable with adjacent development patterns and in the public interest.

Scott Hammerbacher stated that staff had concerns with the current traffic conditions due to the amount of approved subdivisions in the area. Scott Hammerbacher stated that a traffic impact analysis would be required when the developer submitted a preliminary plat. He emphasized that this should not be a factor when considering this rezoning request. The request conformed to development patterns in the area, and had access to public water and sewer facilities.

Scott Hammerbacher stated that a high priority for the County was a bypass for Youngsville.

Richard Hoyle stated that he had visited Youngsville and found the traffic to be backed up frequently.

Scott Hammerbacher reiterated that a traffic impact analysis would be required when a plat for a subdivision was submitted. If the owner/developer of the property wished to have the property subdivided, a plat would be required after becoming rezoned.

Mark McArn stated that the County wanted to see density where the County had access to water and sewer.

Steven Buescher inquired about the purpose of the rezoning request.

Tom Spaulding (972 Trinity Church Road, Raleigh, NC 27607) – Representing the Petitioner

Tom Spaulding stated that the rezoning would allow for 20% more lots. The extra lots would help the developer to offset the cost of the required traffic improvements for the subdivision. The proposed project would be in line with the developments that were coming up from the new Youngsville Academy School. He stated that the sewer would be able to handle the extra capacity

Mark McArn opened the meeting to the public.

Daniel Brooker (106 Saddlevue Lane Franklinton, NC 27525)

Mr. Brooker asked if there was an hourly breakdown in the provided traffic count, because he felt that traffic was worse during the rush hour times in the morning and afternoon.

Scott Hammerbacher stated that this was taken into account during traffic studies. He explained that they were required to look at the peak hours.

(Salathial Clifton 1855 Cedar Creek Road, Franklinton, NC 27525)

Mr. Clifton asked if there would only be one entry point for the subdivision.

Scott Hammerbacher stated that this would not be known until the preliminary plan was submitted.

Gertrude Jones (1913 Cedar Creek Road, Franklinton, NC 27525)

Mrs. Jones asked how the proposal would affect her property.

Mark McArn stated that this would not be known until the preliminary plan was submitted.

(Bell Joyner 1956 Cedar Creek Road, Franklinton, NC 27525)

Mrs. Joyner asked if the road were to be expanded, who would pay for the project.

Steven Buescher stated that if the road were to be expanded, the property would be purchased from the property owner, and that the property owners off Cedar Creek Road would not be responsible for the costs of the upgrade.

Kelly Harris made a motion to recommend approval of the rezoning request. Mary Solomon seconded the motion. The motion passed by a vote of 7-0.

3. 18-UDO-02 Scott Hammerbacher stated that one of the fees required of new subdivisions collected funding for recreation needs throughout the County. Currently, these fees were based upon the elementary school districts. Staff was proposing to change this to High

School Districts so that the area where these fees were required would be expanded, and more fees could be collected for recreation opportunities.

Steven Buescher asked if the County was considering changing the amount collected.

Scott Hammerbacher stated that Franklin County was currently in the process of conducting a survey to find the recreational needs of the County. He stated that once these needs are known, there would be a discussion of an increase in fees.

Steven Buescher made a motion to recommend approval of the Franklin County Unified Development Ordinance amendment. Kelly Harris seconded the motion. The motion passed by a vote of 7-0.

4. 18-UDO-03 Scott Hammerbacher stated that the Franklin County Unified Development Ordinance currently stated that the Planning Board may require a turn lane from subdivisions with at least 100 lots off of a major highway. Staff was proposing to change this to 80 lots off of any state road. This was to give the Planning Board the authority to require turn lane when the North Carolina Department of Transportation did not.

Kelly Harris asked if this amendment would affect commercial properties.

Scott Hammerbacher stated that it would only affect residential subdivisions.

Johnnie Sledge made a motion to approve the amendment. Robert Mann seconded the motion. The motion passed by a vote of 7-0.

5. In other business Jason Rogers stated that building permits were continuing to be issued steadily. He stated that there was a slight slowdown from the previous month.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:41 PM.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board