

FRANKLIN COUNTY PLANNING BOARD

August 8, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, August 8, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Martha Mobley, Fannie Brown, Steve Mitchell, Robert Mann, Mark McArn, Richard Hoyle, and Steven Buescher

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

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

A motion to approve the agenda and minutes from July 11, 2017 was made by Steve Mitchell and was seconded by Martha Mobley. The motion passed unanimously.

Agenda Items:

1. 17-MAS-04 A preliminary plan had been submitted for Cooke Road Subdivision. This property is located on Cooke Rd. in Harris Township in the Residential 15 (R-15) Zoning District. The subject property is also located within the Airport Height Overlay district. The preliminary plan is for the subdivision of approximately 22.06 acres into 35 lots. The subdivision is designed to be served by County water and sewer. The developer is proposing a ten foot (10ft) access easement with five foot (5ft) concrete sidewalk or equivalent to provide walkway from subdivision to adjacent Royal Elementary School.

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

Jason Rogers explained that the average daily traffic count for Flat Rock Church Rd was 2,500 vehicles per day. He stated that the North Carolina Department of Transportation were investigating if a left turn lane would be required for the subdivision, if required it would be considered part of the driveway permitting process.

Planning staff recommended approval of the Cooke Rd subdivision with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit (Left turn lane on Flat Rock Church Rd. onto Cooke Rd. to be evaluated as part of the NCDOT driveway permit process).
- All utility plans shall be approved by the Franklin County Public Utilities Department.

- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plat. 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. (As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices)
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone (AHOC) and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL.
- 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.

John Frasier (8218 Creedmore Rd Raleigh, NC 27613)

Mr. Frasier stated that the developer was working with the North Carolina Department of Transportation to meet their requirements, and that they accepted the conditions submitted by planning staff.

With there being no further discussion from the board, Chairman Mark McArn entertained a motion.

Steve Mitchell made a motion to approve the Cooke Road Subdivision with the added conditions submitted by planning staff. Fannie Brown seconded the motion. The motion passed unanimously.

2. 17-REZ-03 Lawrence Homes is requesting to rezone 49.2 acres at 6018 NC 96, Youngsville Township from Mixed Use (MU) to Residential-8 (R-8).

The application states the availability of utility infrastructure in this area combined with the rezoning of nearby parcels to the Residential-8 (R-8) designation, supports this application for rezoning. The application further states this request would allow for the zoning of the subject parcel to match the zoning of adjacent properties to the south and east while keeping the residential nature of the properties to the west. The subject property is adjacent to Winston Ridge Subdivision that is zoned Residential-8 (R-8). The subject property is within one (1) mile of Long Mill Elementary School. The R-8 district requested in this petition, specifically the associated cluster provisions, will allow much greater design flexibility with residential lot sizes and setbacks.

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 Commercial uses however, the current residential development patterns adjacent to this property support this request. Public water and sewer is adjacent to this site. The request is reasonable with adjacent development patterns and in the public interest.

Jason Rogers explained that the Mixed Use (MU) zoning district allows for certain commercial uses, while the Residential-8 (R-8) zoning district was more restrictive to Residential use.

Martha Mobley asked what the business north of the property was.

Jason Rogers answered that it was Stroud Auto Salvage.

Chairman Mark McArn asked about the quality of the buffer around the Stroud site.

Scott Hammerbacher answered that the Stroud property had recently been through the rezoning process. The owner had expressed interest in expanding the business, which would require a Special Use Permit. When applied for, the owner would have to submit a site plan showing the proposed buffer improvements.

John Dunning (220 Plantation Dr. Youngsville, NC 27525)

Mr. Dunning stated that he resided in the Winston Ridge subdivision. He expressed concerns over how a subdivision would impact the traffic patterns, and school systems of the area. Mr. Dunning explained that there was standing water within a lot of the Winston Ridge subdivision and stated that he felt the situation would grow worse if the lot were to develop into a subdivision.

Paul Sedlack (208 Plantation Dr. Youngsville, NC 27525)

Mr. Sedlack expressed concerns over the existing wetlands bordering this tract and the Winston Ridge subdivision. He wished for the new subdivision to continue to meet the required riparian buffers.

John Frasier who was also representing this petitioner, stated that they were going through the proper steps required and intended to meet the necessary watershed and stormwater regulation as required by Franklin County and the North Carolina Department of National Resources. He stated that the developer was only in the first steps of the process and that North Carolina Department of Transportation required subdivisions with 80+ lots to install a left turn lane.

John Dunning expressed concern over low water pressure that was provided in the Winston Ridge subdivision.

Chairman Mark McArn explained that the requirements that would have to be met for a subdivision would be determined at a later meeting that the public was welcome to attend. He stated that the focus of this meeting was for the rezoning of this commercial (Mixed Use) property to a residential zoning district.

Paul Sedlack stated that he had seen machines begin to clear the lot and had concerns that the development process had already begun.

Jason Rogers stated that this was currently a farm property and that the owner of the property was welcome to run the business accordingly.

Bob Trojack (192 Plantation Dr. Youngsville, NC 27596)

Mr. Trojack asked what the process for the subdivision approval would be.

Chairman Mark McArn explained that the subdivision process were to start with this rezoning request. He stated that the Planning Board would send a recommendation in either the affirmative or negative to the Board of Commissioners who would have the final approval or denial of the rezoning, If approved, the subdivision would have to submit a preliminary plat that would again go before the Planning Board for final approval.

Jason Rogers sought to clarify some misunderstandings. This application was strictly to determine the zoning for the property. He stated that the Mixed Use (MU) zoning district already allowed for subdivisions as a permitted use by right, but this request would limit the other uses for the property.

Scott Hammerbacher stated that the requested Residential-8 (R-8) zoning was the most use restricted residential zoning available within the County.

Jason Rogers stated that the Residential-8 (R-8) zoning did not allow for mobile homes, only single family dwellings.

Chairman Mark McArn asked if the adjacent owners of the lot would be notified when the subdivision were applied for in the future.

Jason Rogers stated that property owners were not required to be notified when the request is a permitted use by right. He stated that the reason adjacent property owners were notified of this request were that it would change the allowable uses on the property.

With no further discussion, Chairman Mark McArn closed the public meeting.

Chairman Mark McArn entertained a motion.

Richard Hoyle made a motion to recommend approval of the rezoning. Vice Chairman Robert Mann seconded the motion. The motion passed unanimously.

- 17-REZ-07 Brad Thompson stated that due the recent General Assembly of North Carolina Session Law 2017-43, the Town of Centerville had relinquished its governing administration over this jurisdiction. To help preserve the community, Planning Staff proposed to incorporate these properties into Franklin County’s zoning jurisdiction. This would affect only properties that are within the Town of Centerville’s jurisdiction. Planning staff took inventory of all properties and existing uses to determine compliant zoning. The existing usage of the properties affected will not change. If approved these properties would adhere to the Franklin County Unified Development Ordinance (UDO).

Scott Hammerbacher explained that the properties were under Franklin County authority now, and without zoning regulation any use could be placed within any property. This request would help to restrict these uses and protect the citizens that reside there.

Zoning Consistency Statement: The requested zoning map amendment is in general conformity with the land use plan. The Future Land Use plan indicates that surrounding properties are intended for Agricultural Residential Uses. Public water and sewer are not available to this area. The current development patterns and existing uses at the intersection of NC 561 and NC 58 are Commercial. Commercial land use designations are typically located at intersections of thoroughfares. The request is reasonable with adjacent and existing development patterns and in the public interest

With no further discussion from the Board, Chairman Mark McArn entertained a motion.

Steven Mitchell made a motion to recommend approval of the rezoning. Steven Buescher seconded the motion. The motion passed unanimously.

With there being no further business before the Planning Board, Chairman Robert Mann adjourned the meeting at 7:40 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board