

**MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD
DECEMBER 11, 2007**

The Franklin County Planning Board held its regular monthly meeting on Tuesday, December 11, 2007 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

PRESENT: Willie Bartholomew, Fannie Brown, Richard Hoyle, Phillip Jeffreys, Ricky May, Mark McArn, Henry Nelms, Robert VanGraafeiland, Ronnie Pearce and William Wallace.

ABSENT: Philip Bues, Melvin Cheaves, William Holden and Mary Solomon.

STAFF: Tammy Davis, Scott Hammerbacher, Patrick Young and Darnell Batton.

Chairman Henry Nelms called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Chairman Nelms stated Agenda Item #3 would be removed from the agenda. William Wallace gave the invocation.

William Wallace made a motion, seconded by William Wallace to adopt the agenda as presented with the change of item #3. The motion passed unanimously.

Agenda Items:

#1. Map Amendment: Bobbie E. Wrenn, Dunn Township, Wrenn Way (located off NC Hwy 39), R-30 Residential to Special Use Rural Business (SU-RB), 1.06 Acres.

Pat Young stated the applicant wishes to use an existing building as an antique and frame shop and occasional auctions. He stated the Future Land Use Plan indicates the property is intended for Low-Density residential development. He stated staff does not feel that the proposed uses would be compatible with the established development patterns nor desired future land uses due to the intensity of the proposed use. He stated the Planning Department has the following thoughts regarding the rezoning petition in relation to the Comprehensive Land Use Plan:

Inconsistencies:

- Traffic Impact
- Incompatible with existing development patterns and uses
- Incompatible with long-term development patterns
- Future Land Use Plan has the property designated for low density residential uses.

Consistency:

- Small lot size
- Common family ownership of surrounding properties
- Consistent with Rural Business zoning
- Precedent in general vicinity

Mr. Young stated staff is concerned with the ingress and egress of people trying to get to the proposed property would create problems. He stated due to auction use, staff recommends denial of rezoning request. Mark McArn questioned if staff had received complaints from adjoining property owner. Mr. Young stated at the last meeting there was a Patria Smith that expressed concerns but staff hasn't received any complaints since the last meeting. Chairman Nelms stated he conducted a site visit of the property and expressed concern that it is located in a 45 mph speed zone. Richard Hoyle questioned the number of parking sites being proposed. Scott Hammerbacher stated the site plan shows approximately 30-40 parking sites on each side of the proposed parking area.

William Wallace made a motion, seconded by Mark McArn to recommend denial of the map amendment. The motion carried by a majority vote with Ricky May and Phillip Jeffreys voting against the motion.

- #2. Special Use Permit: Bobbie E. Wrenn, Dunn Township, Wrenn Way (located off NC Hwy 39), 1.06 Acres, Auction House, Arts and Crafts, and Frame Shop.

Pat Young stated the proposed frame shop and auction house would have specified hours of operation. He stated screening in the form of a proposed fence and the utilization of existing landscaping are proposed to mitigate potential conflicts with adjacent land uses. He stated that no-parking signs will be installed in areas not intended to accommodate patrons of the proposed use. He stated the auction operations could extend up to and beyond 11:00 P.M. within a predominately residential and agrarian neighborhood. He stated staff feels the proposed uses would be incompatible with adjacent properties and would place an undue burden on NC Hwy 39.

Robert VanGraafeiland made a motion, seconded by William Wallace to deny the Special Use Permit. The motion carried unanimously.

- #3. Removed

- #4. Subdivision Request: Cheves Road Subdivision, Preliminary Plat, Dunn Township, Cheves Road (State Road 1731), R-30 District, 30 Lots.

Scott Hammerbacher stated the preliminary plan is for the subdivision of an approximately 87.26 acre tract into 30 residential lots. He stated the average lot size within the development would be 2.71 acres. He stated the subdivision would be served by a community water system and individual septic systems. He stated the development would be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools would be required prior to securing building permits. He stated the plan was reviewed by the Technical Review Committee and Planning Staff and it appears to meet the requirements of the Unified Development Ordinance. He stated staff recommends the following conditions to be placed on the approval recommendation:

- All road designs and entrances must meeting NCDOT standards.
- All other standard conditions of subdivision approval as listed in the UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to issuance of building permits.
- 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.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants
 - Payment in lieu of land dedication
 - Street lighting plan

William Wallace questioned the soil tests conducted. Mr. Hammerbacher stated soil surveys were done and staff doesn't have any problem with the soil tests. Mark McArn made a motion, seconded by Willie Bartholomew to approve the subdivision request. The motion passed unanimously.

- #5. Subdivision Request: Traditions Subdivision, Preliminary Plat, Youngsville Township, Gilcrest Farm Road (State Road 1729), R-40 District, WS II, 56 Lots.

Scott Hammerbacher stated the proposed subdivision includes 91.43 acres in Franklin County and 252.83 acres in Wake County. He stated the 56 lots proposed for Franklin County has an average lot size of 1.19 acres. He stated the subdivision would be served by public water and individual septic systems. He stated the development would be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools would be required prior to securing building permits. He stated the subdivision plan was reviewed by the Technical Review Committee and Planning Staff and it appears to meet the requirement of the UDO. He stated approximately 17.51 acres of the development is designated as open space. He stated there would be off-site septic drainfield

easements for six lots located inside the open space area. He stated maintenance of the septic drainfield areas would be the responsibility of the individual lot owners. He stated a permanent access to the septic drainfield areas would be provided for maintenance and inspection. He stated Environmental Health is concerned with off-site septic systems so each tank will have to be engineered prior to Environmental Health approval. He stated staff recommends the following conditions be placed on the approval:

- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.
- The developer shall coordinate with Franklin County Emergency Communications and Emergency Medical Services Departments to ensure emergency services are arranged for and agreed upon by all affected counties. Prior to endorsement of the final plat by the County's Review Officer, documentation shall be submitted to the Planning Department by the Director of Emergency Communications Department specifying that all necessary arrangements have been satisfied.
- Prior to final plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO standards is applied for in the future, a hardship will not be present.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants (including maintenance of proposed off-site septic easements)
 - Payment in lieu of land dedication
 - Street lighting plan

Mike Moss (surveyor) stated each lot will have a tank with lines pumping them to the drain field. Richard Hoyle questioned what would happen if system fails. Mr. Moss stated there is enough room to have repair areas. Mark McArn questioned how water would be provided to the subdivision since it is located in two counties. Mr. Hammerbacher stated Franklin County would supply water to the lots located in Franklin County and the lots located in Wake County would be served by a community well system. William Wallace questioned if the open space that houses the off-site septic area would be used for anything else. Mr. Moss stated it would be used as a common area for the subdivision. Mr. Wallace questioned if it would be some type of identification posted for the public that notifies them that the open space area houses septic systems. Mr. Moss stated this was something that hadn't been discussed. Mr. Hammerbacher suggested it could be a condition placed on the approval if the board wishes to do so.

Willie Bartholomew made a motion, seconded by Robert VanGraafeiland to approve the subdivision request with the additional condition of off-site septic area being identified to the public. The motion passed unanimously.

#6. Subdivision Request Extension: Woodfield North, Preliminary Plat, Harris Township, NC Hwy 98, R-15 District, 41 Lots.

Scott Hammerbacher stated the preliminary plan was approved in December 2005 for a period of two years. He stated the preliminary plan is for the subdivision of an approximately 34.55 acre tract into 41 residential lots. He stated it would be served by public water and sewer infrastructure. He stated Mike Moss (surveyor) is requesting an extension of the previously approved preliminary plan for 12 months. He stated the following permits have been obtained for the development: NC DENR for Soil and Erosion Control and water quality, NC DOT for roadway design, and the design for tying into the county public utilities. He stated there are existing waterline stubs from Woodfield Subdivision which is currently connected to the county public water system. He stated the development would be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools would be required prior to securing building permits. He stated staff is recommending that the development be approved conditional upon formal allocation of utilities by the Board of Commissioners. He stated approximately 14,760 gallons per day of water would be required to accommodate the proposed subdivision as per NC DWQ requirements.

Mr. Hammerbacher stated staff recommends the following conditions be placed on the approval recommendation:

- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners within 60 days of Planning Board action.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.

Pat Young explained the allocation process to the Planning Board. He stated staff recommends a 3-year limitation period to have all lots recorded or the development would lose its allocation. William Wallace made a motion, seconded by Richard Hoyle to approve the extension with the stipulations suggested. The motion passed unanimously.

#7. Subdivision Request: Pilot Ridge Subdivision, Expired Preliminary Plat, Dunn Township, Johnson Town Road (State Road 1729), R-30 District, 39 Lots.

Scott Hammerbacher stated the preliminary plan was approved on March 8, 2005 with a revised preliminary plan approved on September 13, 2005 for a period of two years. He stated the preliminary plan is for the subdivision of an approximately 224 acre tract into 39 residential lots. He stated roads have been installed in the subdivision; however the preliminary plan expired since a final plat hadn't been recorded. He stated it has been brought to the attention of the Planning Department that there is a cemetery located on the property. A revised plan has been submitted showing a separate parcel for the existing cemetery with a 20-foot access easement in accordance with the UDO. He stated the development would be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools would be required prior to securing building permits. He stated since the lots are all over 5 acres, the development would be served by individual wells and septic tanks. He stated staff recommends the following conditions be placed on the approval recommendation:

- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.
- 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.

Richard Hoyle made a motion, seconded by Phillip Jeffreys to approve the subdivision request. The motion passed unanimously.

#8. Planning Board Representative – Request for CDP Meeting Facilitation Services

Pat Young stated demographic projections suggest that Franklin County is poised for a substantial population increase within the next few decades. He stated in order to direct this growth in an appropriate manner; the Board of Commissioners has established a 21-member Comprehensive Development Plan Advisory Committee to develop an updated Comprehensive Development Plan with staff assistance. He stated the Planning Department is seeking proposals from qualified planning/meeting facilitation consultants to help the County design and facilitate a series of CDPAC meetings. He stated staff is asking the Planning Board to appoint one member to sit with staff to conduct interviews for the consultants. Chairman Nelms asked for a volunteer. Mark McArn volunteered and was unanimously approved to serve.

- #9. Other Business Reports/Discussion
 - A.) Departmental Report
 - B.) Other Business/Reports/Open Forum

With there being no further business before the Planning Board, Chairman Nelms adjourned the meeting at 7:45 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board