

FRANKLIN COUNTY PLANNING BOARD

December 11, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, December 11, 2018 in the Franklin County Courthouse Annex Building, 113 South Main Street, Louisburg, North Carolina.

Present: Robert Mann, Mark McArn, William Holden, Fannie Brown, Kelly Harris, Ricky May, Richard Hoyle

Staff: Scott Hammerbacher, Jason Rogers, and Brad Thompson

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 November 13, 2018 was made by Ricky May and was seconded by Robert Mann. The motion passed by a vote of 7-0.

Agenda Items:

1. 18-MAS-12: Jason Rogers presented a preliminary plan for Gill Farm Subdivision phases 2 & 3 for the subdivision of approximately 40.7 acres into 74 lots. To be served by County Water and Sewer, the property is located on Mays Crossroads Road in the Youngsville Township in the R-30 Residential Zoning District

Jason Rogers explained that the first phase of the subdivision came before the board in July 2017 and was approved. Since then, the county required a Traffic Impact Analysis to be conducted due to the additional lots from these phases. The findings revealed that offsite improvements at the entrance of the subdivision and at the intersection of Mays Crossroads Road and US Highway 56 were needed. However, the North Carolina Department of Transportation reviewed the report and stated that only the entrance would be needed.

Mr. Rogers explained that the development would be required to have connectivity within Cedar Creek West Subdivision at Cedarhurst Lane.

Mr. Rogers stated that the development would be located within the Voluntary Agriculture District.

Mark McArn asked whether the first phase was being constructed.

Mr. Rogers stated that it was under construction.

Jon Frazier, FLM Engineering 8218 Creedmoor Rd #201, Raleigh, NC 27613, stated he accepts all conditions required by the County.

William Holden made a motion to recommend approval of the Gill Farms Phases 2 & 3 with the suggested conditions submitted by planning staff. Fannie Brown seconded the motion.

The motion passed with a vote of 7-0.

2. 18-REZ-06: Scott Hammerbacher explained that Spaulding & Norris, PA is requesting to rezone 73.94 acres at Cedar Creek Rd. (State Road 1116) in Youngsville Township from Residential-15 (R-15) to Conditional Residential-8 (R-8CU).

Mr. Hammerbacher explained that the original rezoning petition was withdrawn previously due to concerns of adjoining property owners. Since then, the petitioner has conducted a meeting to find agreeable ground. Mr. Hammerbacher stated that the petitioner has added a condition to provide a 30 ft. buffer along the adjoining property lines for existing property owners.

Mr. Hammerbacher explained that the reduction of lot size would allow for 3 houses per acre which was proposed in the current Comprehensive Development Plan. Mr. Hammerbacher stated that traffic count is around 6,000 cars per day and that this property has the potential availability for County Water and Sewer.

William Holden asked what caused the application to be previously withdrawn at the Franklin County Board of Commissioners meeting.

Mr. Hammerbacher stated that it was originally tabled at the commissioners meeting then the applicant withdrew the request to find a solution to address the adjoining property owners' concerns.

Laura Holloman - Spaulding & Norris (972 Trinity Rd, Raleigh, NC 27607)

Mrs. Holloman stated that the withdrawal was due to the initial concerns of the neighboring property owners. The goal was to find a solution and use it as a condition of approval.

Kim Preston (758 Hill Rd. Youngsville NC)

Mrs. Preston stated that the subject property was only 54 acres and not 74 acres.

Mark McArn stated that the goal of this meeting was to decide on rezoning the property not the legal size of the it.

Mrs. Preston stated she was in opposition of the rezoning of the property but felt as if the board denied it, the adjoining property owners would lose the conditional buffer.

Mr. McArn asked for a motion.

Richard Hoyle made a motion to recommend approval of the rezoning. Robert Mann seconded the motion.

The motion passed with a vote of 7-0.

Mr. Hammerbacher mentioned that the both rezoning recommendations will go before the Board of Commissioners on January 22, 2019 for a final decision.

3. 18-REZ-07: Scott Hammerbacher explained that Capital Companies Group, LLC is requesting to rezone 47.0 acres off US 1 Hwy in Youngsville Township from General Business (GB) to Office Institutional (O & I).

Mr. Hammerbacher mentioned that the site location is near the Winston Ridge Subdivision and other additional residential and commercial properties. Mr. Hammerbacher explained the multiple different uses that would fall under the proposed O&I zoning. In addition, there is a school in the area and the potential for a future hospital. Mr. Hammerbacher explained that whatever development comes to this property, it will have to go before the US 1 Council for approval. This is due to the plans to turn US 1 into a freeway which will cause the reduction of access points onto US 1. Mr. Hammerbacher explained that the property is near existing Office and Institutional (O&I) zoned properties.

Mr. McArn asked if the Franklin County Unified Development Ordinance allowed for a duplex in the Office and Institutional (O&I) zoning.

Mr. Hammerbacher stated that a duplex was a permitted use for the Office and Institutional Zoning in Franklin County's Unified Development Ordinance.

Mr. Holden asked if this property had been presented to the board before.

Mr. Hammerbacher stated that the property had not previously been subject to Planning Board Review to his knowledge.

Jon Frazier - FLM Engineering (8218 Creedmoor Rd #201, Raleigh, NC 27613)

Mr. Frazier stated that they are leaving the 300 ft. along US 1 as General Business. Mr. Frazier explained that they felt like the rezoning this property would be a good fit for the County.

Robert Mann asked if the entrance would be onto US 1.

Mr. Frazier stated, yes and it appears that future development could allow for future roads to be developed that could change the entrance into this property.

Mr. McArn asked for a motion.

William Holden made a motion to recommend approval of the rezoning. Kelly Harris seconded the motion.

The motion passed with a vote of 7-0.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:35 PM.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board