

FRANKLIN COUNTY PLANNING BOARD

January 8, 2019

The Franklin County Planning Board held its regular monthly meeting on Tuesday, January 8, 2019 in the Franklin County Office Building, 215 E. Nash Street, Louisburg, North Carolina.

Present: Mark McArn, William Holden, Fannie Brown, Mary Solomon, Ricky May, Martha Mobley, Steven Mitchell, Johnnie Sledge

Staff: 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 December 11, 2018 was made by William Holden and was seconded by Steven Mitchell. The motion passed by a vote of 7-0.

Agenda Items:

1. 19-MAS-01: Brad Thompson presented a preliminary plan by FLM Engineering for Westra Subdivision. This property is located on Husketh Rd. in Youngsville Township in the R-15 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 28.9 acres into 74 lots with 5.9 acres of dedicated open space.

The Land Use Plan has this property designated as Low-Medium Density Residential.

The development is designed to be served by County water and sewer.

The proposed subdivision is located off Husketh Rd which is located off of Mays Crossroads (SR 1112). The 2016 average daily traffic count for Mays Crossroads Road is 3,100 vehicles per day. A left-turn lane shall be installed on Mays Crossroads Road at Husketh Road prior to the recording of the 50th lot.

The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

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

Brad Thompson stated that staff supported the subdivision with the following conditions:

- Left-turn lane improvement shall be installed on Mays Crossroads Road. at Husketh Road. prior to recording the 50th lot of the first phase.
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approved North Carolina Department of Transportation driveway permit.
- 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.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- 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.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Final Tar-Pamlico stormwater Review approval.
- As-builts and Engineer’s certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation and Maintenance Plan and Legal O & M Agreement for each stormwater controls/devices shall be submitted and recorded with the final plat.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Franklin County Unified Development Ordinance are satisfied.
- 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.
 - 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 statement shall be on the final plat: “These parcels are located within one (1) mile of an existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. North Carolina Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- 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 for road maintenance, 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.

Johhnie Sledge asked for the status of the county water.

Scott Hammerbacher stated that Franklin County was restricted to allocating 50,000 gallons a year. He explained that the priority for allocation were new phases of already approved subdivisions, and Towns.

Chairman Mark McArn asked if Franklin County was getting any closer to solutions for the water allocation issue.

Scott Hammerbacher stated that as of this time he could not disclose any information regarding potential solutions. He stated that there had been several meetings regarding the issue.

John Frasier - FLM Engineering (8218 Creedmoor Rd Ste #200, Raleigh, NC 27613)

John Frasier stated that the petitioner accepted all the conditions as submitted by planning staff.

William Holden made a motion to approve the subdivision with the recommended conditions as submitted by planning staff. Fannie Brown seconded the motion. The motion passed with a vote of 7-0.

2. 19-MAS-02: Brad Thompson presented a preliminary plan by Crosswinds Development for Hadleigh at Cedar Creek Subdivision. The proposed subdivision is located on Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 110.59-acre tract into 281 lots. There is 35.18 acres of dedicated open space in this development. The subdivision is designed to be served by County water and sewer.

The Land Use Plan has this property designated as Low-Medium Residential

The proposed subdivision is located off of Cedar Creek Road (State Road 1116). The average daily traffic along this section of Cedar Creek Rd is approximately 6200 vehicles per day. The North Carolina Department of Transportation has reviewed a Traffic Impact Analysis.

There is a stream and tributaries with riparian buffers throughout the property.

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

Brad Thompson stated that staff recommends approval of the preliminary plan with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- 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
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All utility easements shall be extended/constructed to the property line.
- Left-turn lane frontage improvement shall be installed prior to recording the first phase.
- All improvements identified in the Traffic Impact Analysis as required by North Carolina Department of Transportation and Congestion Management.
- 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.
- 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 phases(s) of the subdivision.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. 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 management approval.
- BMP#3 shall be constructed in the first phase of the development.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Approval from COE/DWR for wetland impacts shown.
- North Carolina Department of Environmental Quality letter of approval for impacts to riparian buffers and/or field determination.
- 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 for road maintenance, drainage easements, and open space
 - Street lighting plan
 - Mail center is subject to County and North Carolina Department of Transportation approval and shall be constructed as part of the first phase.

Scott Hammerbacher stated that there had been two subdivisions approved 2-3 years ago, this preliminary plan combined the two. He explained that the lots at the northern end of the property had existing water and sewer. There was a gravity sewer that was proposed for a section of the development, that was still in the process of being approved.

Chairman Mark McArn asked why there were four lots separated from the rest of the subdivision.

Tom Spaulding – Spaulding and Norris (972 Trinity Rd, Raleigh NC 27607)

Mr. Spaulding stated that there was a future high pressure gas line required the lots to shift.

Chairman Mark McArn asked if this development could put pressure on the Youngsville Bypass project.

Scott Hammerbacher stated that it would. He explained that the Franklin County had to compete for funding with other municipalities in the district including Wake Forest, Wake County, and Cary.

Johnnie Sledge asked if the school systems were prepared to handle an increase in student enrollment.

Scott Hammerbacher stated that each subdivision plan was submitted to the school board for comments. No comments had been received for this subdivision.

William Holden made a motion to approve the preliminary plan with conditions as submitted by planning staff. Steven Mitchell seconded the motion. The motion passed with a vote of 7-0.

3. Scott Hammerbacher stated that the solar energy farm presented in the December Planning Board Meeting had received unanimous approval from the Board of Commissioners.

Planning staff had interviewed consultants and were working on a budget for a Comprehensive Plan update.

Building permit trends had lowered by a 1/3 for the last quarter of 2018, but were steady. In 2018 building permits averaged 61/month for new homes.

Chairman Mark McArn asked how a comprehensive plan would affect the Franklin County Unified Development Ordinance.

Scott Hammerbacher explained that a comprehensive plan was an advisory document that could include policy recommendations that could affect the ordinance.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:24 PM.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board