

FRANKLIN COUNTY PLANNING BOARD

January 9, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, January 9, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Mann, Mark McArn, William Holden, Mary Solomon, Kelly Harris, Steven Buescher, Steve Mitchell, Fannie Brown, and Ricky May

Staff: 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 December 12, 2017 was made by Steven Buescher and was seconded by William Holden. The motion passed unanimously.

New Business

Election of Officers:

Jason Rogers requested any nominations for the election of officers.

Mary Solomon motion for Mark McArn to continue as Chairman, Robert Mann to continue as Vice Chair, and Mary Solomon to serve as the recording secretary of the Board. Kelly Harris second the motion The motion passed unanimously.

Agenda Items:

1. 18-MAS-01 A preliminary plan has been submitted for Highway 96 Subdivision. This property is located off NC 96 Highway in Youngsville Township in the R-40 Residential (WS IV Watershed) District. The preliminary plan is for the subdivision of approximately 33.67 acres into 28 lots. The subdivision is designed to be served by private wells and septic systems.

The Land Use Plan has this property designated as Agriculture Residential (AR).

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

Jason Rogers explained that this section of North Carolina Highway 96 has an average daily traffic count of approximately 4,800 vehicles per day.

Planning staff recommended approval for the Highway 96 subdivision with the following conditions:

- Sedimentation and erosion control plan approval.

- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- Approval by the NC 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
- Left turn shall be installed prior to recording the first phase
- 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.
- No off-site septic systems or easements.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices
- 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.

- Access to Stormwater BMP between lots 13 and 14 shown on preliminary plan shall be designed as an individual parcel of land on Final Plat. Stormwater BMP shall be located on separate parcel outside of lot 14.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: 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. NC 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 and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Chairman Mark McArn asked for clarity about the Voluntary Agriculture District

Jason Rogers explained that from within a mile radius of any kind of agriculture activity, the property would be marked as Voluntary Agriculture District. This is to ensure the protection of farmers and future buyers the awareness of what type of conditions they may encounter.

Steve Mitchell stated that the Voluntary Agriculture District helps all partys involved.

William Holden asked if Lot 14 would be reduced due to the access to the BMP.

Jason Rogers explained it would make Lot 14 smaller but still would meet the minimum requirements.

William Holden asked if the BMP would have an easement.

Jason Rogers explained that it would and it would be there to protect future homeowners.

Robert Mann asked who would be responsible for the care of the easement.

Jason Rogers explained that initially the developer, but eventually the Home Owner's Association.

Chairman Mark McArn entertained a motion.

Steven Buescher made a motion to approved the subdivision with the required conditions by the Planning Staff. Kelly Harris seconded the motion. The motion passed unanimously.

2. 18-REZ-01 Cascine Farms, LLC is requesting to rezone 17.69 acres at 1128 Bennett Perry Road in Harris Township from Residential-30 (R-30) to Agriculture/Residential (AR).

The Future Land Use Plan indicates that this property is intended for Low Density Residential Uses. This property is located within the Airport Height Overlay District.

Jason Rogers explained that the proposed zoning change does not differ substantially from the existing agricultural use of the subject property and surrounding property. The subject parcel is centrally located within 1484 acres owned by Cascine Farms, LLC. The application states that the closest residential use is approximately 3,500 feet away. Additionally, this request would allow for the owner to pursue a dog training and boarding facility on this property. The subject property is adjacent to the Franklin County Airport and Industrial Park, both zoned Light-Industrial (LI).

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-density residential uses. The current agricultural use of this property and the surrounding property support this request. The Agriculture Residential district is established to promote a compatible mixture of agricultural, forestry, conservation, and very low-density residential uses where few public services will be available. Protection of the environment, preservation of prime farm land, and the continuation of rural lifestyles are goals that this district seeks to attain. Public water and sewer is not available to this property. The request is reasonable with existing land uses and in the public interest.

Planning staff recommends approval requested to rezoning based on Future Land Use Plan.

Mark McArn stated it would be a terrific addition due to the rarity of dog kennels in the area.

Kelly Harris asked if the land was owned by one person.

Jason Rogers explained that it is owned by one person and the located of the proposed dog kennel is near the center of the overall property.

Jason Rogers added that this is just one step to the process of that the petitioner will have to go through. The next step would require going through a public hearing with the Board of Adjustment for a Conditional Use Permit.

Steve Mitchell stated this plan would be a great idea.

Cascine Farms owner, Gilliam Kittrell, expressed that the dog kennel would fall within the overall conservation of the land. He explained that the overall goal is to keep the land conserved for timber, hunting, and farming.

Steve Mitchell made a motion to approve the rezoning and Kelly Harris seconded the motion.

The motion passed unanimously.

With there being no further business before the Planning Board, Chairman Mark McArn adjourned the meeting at 7:30 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board