

# FRANKLIN COUNTY PLANNING BOARD

July 10, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 10, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Robert Mann, William Holden, Kelly Harris, Steven Mitchell, Mark McArn, Martha Mobley, Mary Solomon

**Staff:** Brad Thompson, Jason Rogers, and Katie Rhyne

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 June 12, 2018 was made by Martha Mobley and was seconded by Robert Mann. The motion passed with a vote of 7-0.

## **Agenda Items:**

1. 15-MAS-04 Brad Thompson presented a revised preliminary plan has been submitted for Hidden Lake Subdivision Phase 2. The proposed subdivision is located off Hicks Rd (SR 1125) in the Youngsville Township. The revised preliminary plan is for the subdivision of 176.17 acres in to 185 lots. The average lot size proposed is 24,400 square feet. The developer is dedicating 49.50 acres of open space (28%) and a community amenity. The subdivision is designed to be served by County water and sewer.

The proposed subdivision is located off Hicks Road (SR 1125). A traffic impact analysis (TIA) has been submitted and reviewed by the NC Department of Transportation. Streets within the gated subdivision will be private. The developer will be required to install a left-turn lane prior to recording the 101st lot.

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

The following are the suggested conditions of approval for the subdivision:

- 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) Entrance and left turn lane must meet North Carolina Department of Transportation standards.
- Approved North Carolina Department of Transportation Driveway Permit.
- The following statement/certification shall be placed on the final plat:

*Certificate of Disclosure for Private Developments.*

**I (we) acknowledge that neither the State nor the county shall be responsible for maintenance of any streets, parks, drainage, open space, or other areas which are designated for private use. I (we) acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State highway system for maintenance.**

\_\_\_\_\_  
**Owner(s)/Date**

\_\_\_\_\_  
**Owner(s)/Date**

- Certification that private streets and roads meet the construction standards of this Ordinance, signed by a professional certified engineer.
- Where subdivision streets and roads are declared private, the following Subdivisions Street Disclosure Statement shall be shown:  
All roads in this subdivision are hereby declared private and shall not be eligible for inclusion into the North Carolina State Highway System or for maintenance by the North Carolina State Highway System unless accepted by the Franklin County Board of Commissioners and the North Carolina Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of the owner(s)/developer(s).
- Private roads shall be constructed and paved to North Carolina Department of Transportation minimum standards for subdivision roads including Traditional Neighborhood Development Street Design Standards.
- Left-turn lane on Hicks Road shall be constructed/installed prior to recording the 101st lot
- Fire apparatus shall be constructed as shown on preliminary plan prior to recording the first phase.
- All utility plans will be approved by the Franklin County Public Utilities Department prior to construction.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices.
- Final Tar-Pamlico stormwater Review approval.
- 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.
- 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.

- 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
  - Private Road Maintenance Agreement
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase of Phase 2.

Brad Thompson stated that there were numerous developments occurring in the area. The added traffic from these approved subdivisions added to the importance of a turn lane being installed. He added that the roads for this subdivision were private.

Martha Mobley asked how many lots had been approved for this area.

Brad Thompson stated that there were roughly 1400 lots that had either been approved, or were beginning development.

Jason Rogers added that there was a charter school that was in the process of being developed to the south of this proposed subdivision. The Franklin County Unified Development Ordinance stated that a left turn lane would be required for any subdivision over 100 lots. The suggested condition of approval was for the left turn lane to be installed prior to the recording of the 101<sup>st</sup> lot.

Kelly Harris asked if the other developments in the area were also installing turn lanes.

Jason Rogers stated that Oak Park subdivision, Legacy subdivision, Stephen's Glen subdivision, and the Youngsville Charter School were all required to install turn lanes. He stated that the original plan for the Hidden Lake subdivision did not have a turn lane, but their plans had expired which is why they were resubmitting.

William Holden asked if this property had been present in a rezoning case.

Jason Rogers answered that the developers had petitioned to rezone the property to Residential-8 (R-8) to build lots that were more dense. The petition was denied so they had submitted subdivision plans for a Residential-15 (R-15) subdivision.

William Holden asked if a gate would remain open for emergency vehicles.

Jason Rogers stated that this had been a concern, but fire access was a requirement at a planning level and that the subdivision would not receive final approval unless this were addressed.

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

2. In other business Jason Rogers stated that since the beginning of the year 400 building permits had been issued. He stated that this averaged to about 43 permits per month, and at this rate roughly 700 permits could be issued by the end of the year. He stated that 1,860 lots for subdivisions had been approved for the year.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:21 PM.

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Mark McArn – Chairman  
Franklin County Planning Board

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Katie Rhyne – Clerk  
Franklin County Planning Board