

# FRANKLIN COUNTY PLANNING BOARD

July 9, 2019

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 9, 2019 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** William Holden, Fannie Brown, Kelly Harris, Robert Mann, Martha Mobley, Melissa Cogliatti, Steven Buescher, Richard Hoyle, and Ricky May

**Staff:** Scott Hammerbacher, Katie Rhyne, and Brad Thompson

Vice Chairman Robert Mann called the meeting to order at 7:00 P.M., and welcomed everyone in attendance.

William Holden gave the invocation.

A motion to approve the agenda and minutes from May 14, 2019 was made by Richard Hoyle and was seconded by Steven Buescher. The motion passed by a vote of 8-0.

## Agenda Items:

1. 19-MAS-06: Brad Thompson presented a preliminary plan for Graylan Subdivision off Jackson Rd in Dunn Township in the Residential-40 (R-40) Zoning District for 38.67 acres into 39 lots.

The development was designed to be served by county water and septic systems.

The proposed subdivision is located off Jackson Rd (SR 1137). Recent traffic counts collected by North Carolina Department of Transportation indicate that the average daily traffic count for this section of Jackson Rd is approximately 4,800 vehicles per day.

The Falls Lake 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.

Long Mill 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:

- The street right-of-way shall be constructed to connect with existing SR 1925 Keighley Forest Dr. within Keighley Forest subdivision to provide connectivity required by the Unified Development Ordinance.
- Joint driveways are required for Lots 37-42.
- Sedimentation and erosion control plan approval.

- In accordance with The North Carolina Building Code (NCBC) 1104.1 and NCBC 1104.2 sidewalks must be constructed along both sides of the street prior to recording the final plat.
- Approval from North Carolina Department of Environmental Quality for all stream crossings and impacts to riparian buffers is required prior to recording the final plat.
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approved North Carolina Department of Transportation driveway permit. (Installation of all improvements as required by North Carolina Department of Transportation)
- 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 Falls Lake 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 control shall be submitted and recorded with the final plat.
- Receipt of the Mitigation Credit Transfer Certificate.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Franklin County Unified Development Ordinance are satisfied.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of the Franklin County Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- 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.
- Approval from COE/DWR for wetland impacts shown if applicable.
- 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 kiosks are subject to County approval and shall be constructed as part of the first phase.

Brad Thompson stated that staff felt that there should be an established connection to the existing Keighley Forest subdivision to the southern end of the property. Lots 37-42 were recommended to require joint driveways.

Jon Frasier (Appian Engineering) (8218 Creedmoor Rd Ste #200, Raleigh, NC 27613)

Mr. Frasier stated that the applicant accepts the conditions as presented by planning staff.

Steven Buescher asked why there was a requirement for joint driveways for lots 37-42.

Scott Hammerbacher stated that the requirement was recommended to reduce the amount of access points from Jackson Rd.

Martha Mobley asked what the water source for the subdivision would be.

Scott Hammerbacher stated that the subdivision was proposed to be served by county water. He explained that the subdivision needed to be approved before the applicant could petition to the commissioners for county water.

William Holden made a motion to approve the subdivision with the recommendations as submitted by planning staff. Steven Buescher seconded the motion. The motion passed by a vote of 8-0.

2. Martha Mobley recused herself from the second item on the agenda due to financial interest.

Kelly Harris arrived late.

Brad Thompson presented a Special Use Permit application from Carolina Solar Energy II, LLC for a solar energy farm on 55.2 +/- acres of at 123.20 acre tract located at 61 Mary Day Dr. off East River Rd. in the Louisburg Township.

Brad Thompson explained that the solar farm had previously been approved in 2016. The project expired in 2018, and was now being resubmitted with minor changes.

Should the Planning Board recommend approval of the Special Use request, planning staff would recommend that it be done so with the following conditions:

1. Prior to securing building permits from the County, documentation from all other applicable state and federal agencies shall be submitted to the Franklin County Planning & Inspections Department verifying permit approval.
2. Final Tar/Pamlico stormwater plan approval.
3. An engineering estimate for the removal of the facility will need to be submitted in addition to a financial surety prior to the issuance of building permits. The financial surety shall not have an expiration date.
4. Approval of a North Carolina Department of Transportation driveway permit.
5. No lighting shall be installed without approval from the Franklin County Planning & Inspections staff. If lighting is needed, lighting shall be directed so that it does not spill over onto adjacent property or right-of-way. All lighting is subject to approval by the Franklin County Planning & Inspections Department.
6. Screening shall conform to Article 14. Landscape Requirements and Article 8., Section 8-1, Note 6. Buffer Strips. (As shown on the site plan, existing vegetation is being used where feasible to satisfy this requirement. It shall remain in place or landscaping shall be installed at a minimum of six (6) feet tall at time of planting.) Planning Staff may require additional landscape buffering around the perimeter of the site if existing vegetation is not sufficient. This shall be installed prior to final inspection and approval.
7. Approval from local fire department for Knox box.
8. Approval of final layout and design of all solar panels and associated structures (substations/inverters/transformers) shall be submitted for review to the Franklin County Planning Department prior to the issuance of building permits.
9. All substations/inverters/transformers shall not exceed a noise level of 60 dB (decibels) at property line.
10. Sedimentation and erosion control plan approval.
11. Prior to issuance of zoning and building permits a Landscape/Conservation Easement shall be recorded where existing vegetation is being used to satisfy the buffer requirement. Buffer must be located outside of the security fence.

Melissa Cogliatti asked what type of vegetation the buffer would consist of.

Brad Thompson stated that there would be a 20ft vegetative buffer required.

Scott Hammerbacher stated that new buffer for solar farms would have to be 6ft tall at the time of planting and would have to be evergreen for year round coverage.

Carson Harkrader (Carolina Solar Energy, LLC 400 W Main St. STE 503 Durham, NC 27701)

Mrs. Harkrader stated that when the solar farm had previously been approved Nellie R. Stevens Hollies had been requested. She explained that the new application kept this request in place.

William Holden asked what the changes were proposed from the old plan.

Brad Thompson stated that the southern corners were different, and that the proposed solar farm was a little smaller in scope to the previous plan.

Stephen Averette (3920 Blackard Pond Rd, Raleigh, NC 27604)

Mr. Averette stated that he owned property south of Mary Day Drive, and asked if it were possible for the solar farm project to extend towards his property. He expressed concern that he did not want his property value to change as a result of the project.

Scott Hammerbacher stated that the project was north of Mary Day Drive, to extend the solar farm, the applicant would have to go through the special use process again.

Martha Mobley stated that she was in support of the Nellie R. Stevens Hollies.

Scott Hammerbacher stated that a specific species could be included with the conservation easement.

Steven Buescher made a motion to recommend approval of the solar energy farm with the recommended conditions as specified by planning staff. William Holden seconded the motion. The motion passed by a vote of 8-0.

Scott Hammerbacher stated that this case would be presented at the Board of Commissioners meeting on August 5<sup>th</sup>.

3. In other business, Scott Hammerbacher stated that the previous Special Use Permit for the Tides Lane. Solar project had been approved by the Board of Commissioners.

Scott Hammerbacher stated that the rate of new subdivision submittals has decreased, but many that had previously applied were in the final stages of having final plat approval before homes could be constructed. He explained that so far the Franklin County's Inspections office has issued 530 building permits for new stick built homes. Last year, there were 623 new homes permitted for the entire year. He expressed that growth was occurring at an unprecedented rate.

Scott Hammerbacher stated that the comprehensive development plan was nearing the halfway point, and that there would be public meetings in the near future.

Scott Hammerbacher stated that the Historic Preservation Commission had been in the process of creating a book describing all of the historic properties located in the County. He explained that the first step was to get a manuscript. The County Commissioners approved the funding for the manuscript, and it was estimated to take a year to complete.

With there being no further business before the board, Vice Chairman Robert Mann called the meeting to order at 7:23 P.M.

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Mark McArn- Chair  
Franklin County Planning Board

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Katie Rhyne – Clerk  
Franklin County Planning Board