

FRANKLIN COUNTY PLANNING BOARD

July 14, 2015

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 14, 2015 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Mark McArn, Steve Buescher, Robert Mann, Ricky May, Steve Mitchell, Ronnie Pearce and Mary Solomon.

Staff: Scott Hammerbacher, Jason Rogers, and Kevin Lewis.

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Robert Mann gave the invocation. The agenda was adopted after a motion by Ms. Solomon was seconded by Mr. May. A motion to approve the minutes from the prior Planning Board meeting, June 9, 2015, was made by Mr. McArn, seconded by Mr. Mitchell. The motion passed unanimously.

Agenda Items:

1. Travian Greene is requesting to rezone 1.6 acres on Penders Loop and US 1 Highway in the Youngsville Township from Heavy Industrial (HI) to Highway Business (HB). The Future Land Use plan indicates that this property is intended for HI. The petitioner states that his towing and auto repair business, which he has been running at this location for five years, is growing. This rezoning would allow for better use of the land and possibly permit the expansion of services. The property directly to the south of this parcel was rezoned from HI to Mixed Use (MU) in 2007.

Mr. Greene introduced himself to the Board and reiterated his goal of improving services for customers in hopes of growing his business. No Board members had any questions for the applicant. Mr. Hammerbacher pointed out that before Mr. Greene began operating his business at this location, other automotive repair shops existed in this space as well.

Mr. Buescher made the motion to recommend approval of the rezoning to the County Board of Commissioners, seconded by Mr. Mitchell. The motion was approved unanimously.

2. A preliminary plan has been submitted for Cedar Creek Subdivision. This property is located off of Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Residential Zoning District. The preliminary plan is for the subdivision of approximately 20.145 acres into 62 lots. The average lot size is .263 acres. The subdivision is designed to be served by public water and sewer. The connectivity link/node ratio is being met, however, Planning staff encourages a connection to the large 96 acre parcel located directly to the south of the proposed subdivision. The UDO (Section 29-5: Streets, (E) Access to Adjacent Property) states "Where, in the opinion of the Administrator, or Planning Board, it is necessary to provide for street access to an adjoining property, proposed streets shall be extended by dedication to the boundary of such property". The Future Land Use Plan has this property designated as Low-Medium Residential.

The proposed subdivision is located off of Cedar Creek Road (State Road 1116) near the intersection with Hicks Road (State Road 1125). A left hand turn lane will be provided. The 2012 average daily traffic count for Cedar Creek Road is 5,600 vehicles per day.

The Cedar Creek Road Subdivision preliminary plan does not reflect any riparian buffers. There are several streams on the southern portion of the property according to the County's soil survey. The developer submitted to Planning Staff a letter from the North Carolina Department of Environment and Natural Resources indicating those streams are not subject to regulation.

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.

Mike Moss, the surveyor who created the subdivision, responded to Staff concerns regarding stubbing-out to the parcel to the south. He indicated that there are a number of streams to the south of this proposed subdivision, and he felt that providing access to that location would not be in the best interest of the developer.

Mr. Buescher asked if the cluster mailbox unit will be located between lots 36 and 37. It is, and final details, including handicapped parking, will be provided to Staff before construction begins.

Mr. McArn questioned the location of the entrance of the subdivision. He wondered if it would be safer if aligned with Hicks Road, which intersects with Cedar Creek Road to the northwest of the subdivision. Mr. Moss received approval from NCDOT after their review, and pointed out the more than 450 feet between the subdivision entrance and Hicks Road. Additionally, Mr. Moss stated that NCDOT is requiring a left turn lane to be installed along Cedar Creek Road by the time the 25th house is built. Mr. Hammerbacher stated that it would be easiest to install the turn lane prior to construction, as it can be difficult for Staff to keep track of progress in subdivision such as these. Mr. Moss suggested providing funds for a bond, and Staff indicated that it is a subject that does not need Board approval and can be discussed at a later time.

At this time, Mr. Rogers went over the conditions for approval recommended by staff. They are as follows:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NCDOT (turn lane required).
- All road designs and entrances must meet NCDOT standards.
- 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 percent (25%) 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Final Tar-Pamlico Stormwater Review approval.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.

- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants
 - Street lighting plan
 - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.

Mr. McArn again asked if creating a stub-out to the south would present a problem. He asked what the chances of development are on that parcel, and if it would be a waste if the stub-out is made. Mr. Moss responded that it is hard to say.

Mr. Mitchel made the motion to approve the preliminary subdivision plan, seconded by Mr. May. The motion passed unanimously.

3. A preliminary plan has been submitted for Bailey Farms Subdivision. This property is located on US 401 Highway in Harris Township in the Residential 30 Zoning and Airport Height Overlay District. The preliminary plan is for the subdivision of approximately 31.02 acres into 29 lots. The subdivision is designed to be served by a community water system and septic systems. The Future Land Use Plan has this property designated as Low Density Residential.

The 2012 average daily traffic count for US 401 Hwy is 9,600 vehicles per day. Information from the NCDOT states when the US 401 Hwy widening gets funded and built, the access point for this subdivision will become a right in right out driveway.

The plan has a riparian buffer and several small flood zone areas on the eastern portion of the property. 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.

The following conditions of approval were submitted by staff:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NCDOT.
- All road designs and entrances must meet NCDOT standards.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Water system approved by the NCDENR.
- Community wells and 100 foot radius for Beaver Creek Subdivision and Woodlake Subdivision shall be reflected on final plat. Setbacks from the well must be maintained. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Final Tar-Pamlico Stormwater Review approval.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:

- Landscape Plan
- Recorded Covenants
- Street lighting plan
- Mail center is subject to County and NCDOT approval.

After reviewing the preliminary plan, Mr. Wallace had a concern regarding the wells located on neighboring properties. Tom Spaulding of Spaulding & Norris, PA, stated that these wells are not active at the moment, and the buffers indicated on the site plan indicate where building and septic systems cannot be located.

Mr. Buescher made the motion to approve the preliminary plan as presented by the applicant. Ms. Solomon seconded the motion, and it was passed by the Board unanimously.

4. In other business, Mr. Hammerbacher updated the Board on the Planning and Inspections Staff activity, including the increase in renovations and additions over new home construction, as reflected by permit activity. He expects new home construction to increase as subdivisions gain approval from the Planning Board and County Board of Commissioners.

With there being no further business before the Planning Board, Mr. Wallace adjourned the meeting at 7:45 P.M.

William Wallace – Chairman
Franklin County Planning Board

Kevin Lewis – Clerk
Franklin County Planning Board