

FRANKLIN COUNTY PLANNING BOARD

July 11, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, June 13, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Ricky May, Martha Mobley, Fannie Brown, Mary Solomon, Steve Mitchell, Robert Mann, John Sledge

Staff: Jason Rogers, Scott Hammerbacher, and Brad Thompson

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

A motion to approve the agenda and minutes from June 13, 2017 was made by Steve Mitchell and was seconded by Ricky May. The motion passed unanimously.

Agenda Items:

1. 15-MAS-02 Request for a one year extension of Cedar Pointe 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.

Scott Hammerbacher presented the request from Curtis White of WW Properties for a one-year extension for Cedar Pointe Subdivision. He noted the primary reason for the extension was due to the delay with the sewer. He explained that more time would help with the completion of the project and cited several improvements that have already been done.

Martha Mobley asked who the developer of Cedar Pointe Subdivision was.

Scott Hammerbacher stated that Curtis White of WW Properties is the developer of Cedar Pointe Subdivision.

With there being no further discussion from the board, Vice-Chairman Robert Mann entertained a motion.

Steve Mitchell made a motion to recommend approval of the one-year extension request for Cedar Pointe Subdivision. Fannie Brown seconded the motion. The motion passed unanimously.

2. 17-MAS-03 A preliminary plan has been submitted for Gill Plantation Subdivision. This property is located on Mays Crossroads Rd. in Youngsville Township in the Residential-30 (R-30) Zoning District. The preliminary plan is for the subdivision of approximately 38.216 acres into 73 lots.

Jason Rogers presented the request for Gill Plantation Subdivision located on Mays Crossroads in Youngsville Township. He explained that Gill Plantation will be served by a community water system and county sewer. He explained that Pursuant to Section 29-5 Streets (I)(5) Turing Lanes in the Franklin County Unified Development Ordinance the Planning Staff was requesting that the Planning Board consider requiring turning lanes into the subdivision. He stated that staff was recommending approval of the proposed 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.
- 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.
- Water system approved by the North Carolina Department of Environmental and Natural Resources. Developer shall provide as-builts for community water system.
- Community wells and 100 ft. radius shall be reflected on final plat. Setbacks from the well must be maintained. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- Allocation of 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.
- Final Tar-Pamlico stormwater review approval. (As-builts and stormwater operation & maintenance agreement for all stormwater controls/devices)
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- 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. 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
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

John Sledge asked what school district would serve this subdivision.

Jason Rogers stated that the location of the subdivision would be in the Louisburg School District.

Vice-Chairman Robert Mann asked if there were any other questions from the board.

Mike Moss (333 S. White St., Wake Forest, NC 27588)

Mike Moss of Cawthorne, Moss & Panciera Professional Land Surveyors, explained the concerns for turning lanes but stated there was no need for it per North Carolina Department of Transportation. Mike Moss explained the importance of turning lanes. He requested the approval of installing the turning lanes after the development of 25 lots, to help ease the extra cost it would be for the installation.

Scott Hammerbacher stated that this request was reasonable.

Jason Rogers asked Mike Moss to clarify his definition of development.

Mike Moss explained that he meant CO's (Certificates of Occupancy on 25 lots).

Scott Hammerbacher asked Mike Moss would he consider installing the turning lanes on the 50th lot.

Mike Moss agreed to installing the recommended turning lanes before the 50th lot is recorded.

With there being no further discussion from the board, Vice-Chairman Robert Mann entertained a motion.

Steve Mitchell made a motion to recommend approval of the preliminary plan for Gill Plantation Subdivision with the conditions submitted by staff, and the added condition that turning lanes be installed before the 50th lot is recorded. Fannie Brown seconded the motion. The motion passed unanimously.

3. 17-UDO-02 Steven Hayes is requesting that Storage Facilities, Mini be added as a permitted use by right in the Light Industrial (LI) District.

Scott Hammerbacher explained that within the petition, the applicant cites other allowed uses within this zoning district as justification for this request. Scott Hammerbacher recommended the addition of the Storage Facilities in Light Industrial (LI) District help with the consistency within the district.

Steven Hayes (28 Hayes Court, Franklinton, NC 27525)

Steven Hayes explained the proposal for the property is consistent with its current usage. Steven Hayes provided the board with photographic documentation of what is currently located on the property and his proposal.

Vice-Chairman Robert Mann asked if there were any questions from the board.

Fannie Brown made a motion to recommend approval of the amendment. Martha Mobley seconded the motion. The motion passed unanimously.

With there being no further business before the Planning Board, Vice-Chairman Robert Mann adjourned the meeting at 7:35 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board