

FRANKLIN COUNTY PLANNING BOARD

July 12, 2016

The Franklin County Planning Board held its regular monthly meeting on Tuesday, July 12, 2016 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Mark McArn., Steve Mitchell, Steven Buescher, William Holden, Richard Hoyle, Fannie Brown

Staff: Jason Rogers, and Katie Rhyne.

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Mark McArn gave the invocation.

A motion to approve the agenda was made by Steven Buescher with a second by Mark McArn. The motion passed unanimously.

A motion to approve the minutes from June 14, 2016, was made by William Holden, seconded by Steven Buescher. The motion passed unanimously.

Agenda Items:

1. 16_REZ_05 John R Hill Jr. is requesting to rezone 23.25 of 52.5 acres at 703 Tarboro Rd. in the Youngsville Township from Residential-1 (R-1) to Highway Business (HB).

The application states that the property should be zoned for Highway Business to better coincide with how the property is currently being used. According to the Future Land use Plan, the subject property is intended for Commercial uses. Approximately 29 of the 52.5 acres is zoned Highway Business (HB). This rezoning request would be an extension of existing Highway Business zoning.

The amendment from Residential-1 (R-1) to Highway Business (HB) to the zoning map is supported by the Franklin County Comprehensive Land Use Plan and the Future Lane Use Map dated November 17, 2006.

John Hill Jr. (703 Tarboro Rd Youngsville, NC 27596)

John Hill Jr. explained that Hill Ridge Farms was run on a parcel and that he owned two other parcels that were zoned R-1 adjacent to it. He stated that he had no plans to expand the business aside from attempting to purchase nearby property to utilize for more parking to the site to help alleviate traffic congestion during the busier times of year for the business. He stated that he intended to leave the land to his children and wanted to make the parcel have uniform zoning to alleviate any future issues that could potentially occur with the property in two separate zoning districts.

William Wallace asked what the zoning was for the section of the parcel located within the Town of Youngsville's jurisdiction.

John Hill Jr. answered that it was zoned Highway Business (HB).

Doug Bailey (91 Husketh Rd)

Doug Bailey explained that he was John Hill Jr.'s nephew and that he was in favor of the rezoning. He asked if there would be a buffer required if there were to be a new business, or expansion of the existing business in the future.

Jason Rogers explained that the side setback requirements for the Highway Business (HB) zoning were ten feet (10') and buffer strips would be required from commercial property to residential property. If there were any expansion or new business on the subject commercial property.

Steven Buescher asked what the change in setbacks would be from the current Residential-1 (R-1) zoning to the Highway Business (HB) zoning.

Jason Rogers detailed that the setbacks for the Highway Business (HB) zoning were ten feet (10ft) in the front, twenty-five feet (25 ft.) for the rear property line, and fifty feet (50ft) from the front property line.

Charles Barham (506 Tarboro Rd, Youngsville NC)

Mr. Barham stated that he had concerns with the traffic that would occur off Tarboro Road. He explained that he had contacted the planning department and had been informed that the Department of Transportation had authority over traffic conditions. Mr. Barham said that he was not sure if the Planning Board could do anything, but expressed his concern for the safety of the children that would potentially visit the site as well as his ability to sell his home in the future if the traffic patterns remained an issue.

William Wallace explained that there was nothing the Planning Board could do about the flow of traffic. He stated that the Planning Board acted as a recommending board to the Franklin County Board of Commissioners. Mr. Wallace encouraged Mr. Barham to attend the Board of Commissioners meeting on August 22, 2016 when the case would be discussed. He explained that whatever decision that was reached by the planning board was only a recommendation that the Board of Commissioners.

Steven Mitchell said that he felt that more Highway Business (HB) zoning in the area could likely attract more attention from the Department of Transportation as commercial uses normally attracted more vehicular traffic.

Jason Rogers explained that it was difficult to determine that because this was an existing business. He said if it were a new business looking to be rezoned in this area it would be

more likely, but ultimately it would be the North Carolina Department of Transportation's jurisdiction.

Mark McArn commented that he felt the road was not at capacity in day to day traffic and that only seasonal events created traffic flow issues.

William Wallace asked John Hill Jr. if he understood and accepted the conditions that had been discussed by the Planning Board.

John Hill Jr. responded that he understood and accepted the conditions.

Steven Buescher made a motion to approve the rezoning with the added conditions Steve Mitchell seconded the motion. The motion passed unanimously.

2. 16_MAS_11 A preliminary plan has been submitted for Clearwater Creek Subdivision. The proposed subdivision would be located off Cedar Creek Road in the Franklinton Township in the Residential-1 (R-1) Zoning District. The preliminary plan is for the subdivision of an approximately 41.19 acre tract into 97 lots with 14.3 acres of open space. The average lot size is 11,214 square feet. The subdivision is designed to be served by public water and sewer.

The proposed subdivision would be located off Cedar Creek Road (State Road 1116). According to NCDOT the average daily traffic along this section of Cedar Creek Road is approximately 910 vehicles per day. This subdivision will be accessed by internal streets of approved Forest City and Whispering Pines Subdivision.

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

The following conditions for approval from Planning Staff have been added to the permit:

- 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.
- All road designs and entrances must meet North Carolina Department of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- 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.
- Final Tar-Pamlico stormwater management approval.

- 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
 - Street lighting plan
- Mail center is subject to County and North Carolina Department of Transportation approval and shall be constructed as part of Phase 1.

Mark McArn asked what would happen to the access if the other proposed developments did not complete the roads that would lead to this proposed development.

Jason Rogers answered that Whispering Pines and Forest City were separate subdivisions and that they were working together to ensure access. He explained that the North Carolina Department of Transportation likely did not want to add further access to be allotted off Cedar Creek Road.

Richard Hoyle expressed his concern that Road C would be difficult to allow an emergency vehicle to turn around. He explained that it would require a long period of backing the vehicle.

Mark McArn asked if the fire department reviewed new subdivisions.

Jason Rogers explained that the Emergency Services Department were allocated a copy to comment on.

Katheryn McPherson (6252 Big Sandy Dr. Raleigh, North Carolina)

Mrs. McPherson explained that the land that was being utilized for this proposed subdivision was in between two other proposed subdivisions. She told the Board that easements had been granted to their street network and water access would be made available. Katheryn McPherson explained that the Whispering Pines subdivision had been approved in spring and ESP Associates had updated the map for this subdivision so that the road network lined up. She added that the sewer access would be coming from the other side of Cedar Creek Road.

Elton Ange (113 Edinburgh South Dr. STE 100 Cary North Carolina)

Mr. Ange explained that the plat had been updated to match the access with both developments and entertained any further questions from the Board.

William Wallace asked the applicants if they understood and accepted the conditions for approval that had been made for the application for the subdivision approval.

Both Elton Ange, and Katheryn McPherson stated that they understood and accepted the conditions for approval.

Steven Buescher made a motion to approve the subdivision with the additional requirements submitted by planning staff. Fannie Brown seconded the motion. The motion passed unanimously.

In additional business Mark McArn asked what the votes had been from the month's Board of Commissioners meeting.

Jason Rogers answered that the rezoning from the previous Planning Board meeting had been approved.

With there being no further business before the Planning Board, Chairman William Wallace adjourned the meeting at 7:41 P.M.

William Wallace – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board