

FRANKLIN COUNTY PLANNING BOARD

June 12, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, June 12, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Mark McArn, William Holden, Robert Mann, Martha Mobley, Steven Mitchell, Fannie Brown, Kelly Harris, John Sledge, Steven Buescher, and Mary Solomon
Staff: Brad Thompson, Scott Hammerbacher, 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 April 10, 2018 was made by Martha Mobley and was seconded by Mary Solomon. The motion passed with a vote of 10-0.

Agenda Items:

1. 18-MAS-06 Brad Thompson presented the preliminary plan for the Woodland Park subdivision. This property is located on Tom Wright Rd. in Franklinton Township in the AR Agriculture/ Residential Zoning District. The preliminary plan is for the subdivision of approximately 96.298 acres into 80 lots. The proposed average lot size is 48,269 sq. ft. The subdivision is designed to be served by individual well and septic.

The proposed subdivision is located off Tom Wright Rd. Tom Wright Rd is located near NC 56 West which North Carolina Department of Transportation estimates the average daily count to be approximately 6,300 vehicles per day. The 2016 average daily traffic count for the proposed section of Tom Wright Rd is approximately 770 vehicles per day.

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)
- All road designs and entrances must meet North Carolina Department of Transportation standards.
- Approved North Carolina Department of Transportation Driveway Permits
- Installation of all other improvements as required by North Carolina Department of Transportation and Congestion Management.

- Pursuant to Section 29-5 Streets (I) (5) Turning Lanes: Staff requests that the Planning Board consider requiring turn lanes for this subdivision. Left-turn lane shall be installed prior to recording the first phase.
- 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 Core of Engineers/Division of Water Resources for wetland impacts shown.
- North Carolina Division of Environmental Quality Division of Water Resources conformation and authorization to impact riparian buffers.
- No off-site septic systems or easements.
- Homeowners Association (HOA) will be responsible for maintenance of all open space, landscape buffers, and drainage easements.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- 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 with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Preston Royster (111 W. Main Street, Durham, NC, 27701)

Mr. Royster stated that his firm had performed a traffic impact analysis and the North Carolina Department of Transportation confirmed that a turn lane would not be required. He stated that it was only required when a subdivision had 100 or more lots.

Scott Hammerbacher stated that the according to section 29-5 I-5 of the Franklin County Unified Development Ordinance, The Planning Board could require a turn lane.

Kelly Harris asked if there was one entrance to the proposed subdivision.

Scott Hammerbacher stated that there was only one entrance to the proposed subdivision.

Robert Mann stated that a turn lane could prevent potential accidents.

Preston Royster stated that if the subdivision were to be expanded, it would likely gain a second entrance.

Mark McArn asked if the subdivision would be constructed in phases.

Preston Royster stated that it would be built in phases.

Mark McArn asked if rescue vehicles would be able to access the back portion of the subdivision.

Scott Hammerbacher stated that it was a requirement in the Franklin County Unified Development Ordinance.

Steven Buescher made a motion to approve the subdivision with the recommended conditions listed by planning staff, including the installation of the turn lane. Fannie Brown seconded the motion. The motion passed unanimously.

2. 18_MAS_08 Scott Hammerbacher presented a request for a preliminary plan that was submitted for Parkers Gate Subdivision. This property is located off US 401 Hwy in the Harris Township in the R-1 Residential Zoning District. The preliminary plan is for the subdivision of approximately 97.315 acres into 49 lots. The average lot size in this subdivision is 1.792 acres with 19.513 acres of dedicated open space. The subdivision is designed to be served by a community water system and private/individual septic systems.

The proposed subdivision is located off US 401 Hwy. The 2016 average daily traffic count for this section of US 401 Hwy is approximately 10,000 vehicles per day.

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

The recommended conditions for approval for the subdivision are as follows:

- Sedimentation and erosion control plan approval.
- All wetlands shall be delineated prior to Final Plat approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NCDOT standards
- Approved NCDOT Driveway Permit

- Turn lanes shall be installed prior to recording the first phase.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- Stub road to Manners property PIN; 1891-08-1786 shall be constructed/built to the property line and dedicated as Type III Public R/W.
- Future street must be constructed within Sweetbriar subdivision to provide the required connection with Parkers Gate.
- Developer shall provide a minimum of one separate/individual strip of land for access to open space.
- 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.
- 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.
- No off-site septic systems or easements.
- Community wells and 100' radius for Sweetbriar Subdivision and Parkers Gate 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.
- Developer must provide final approval of community water system/well from the Division of Water Quality, NC Department of Environmental, Natural Resources.
- 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.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
 - Subject property is located within the Airport Height Overlay District. The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone – AHOC and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL.
 - Minimum fire code access requirements shall be maintained throughout construction for residents whose current access is Shearin Lane.
- 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 with provision for road maintenance and open space
 - Street lighting plan

- Mail center is subject to County approval and shall be constructed as part of the first phase.

Scott Hammerbacher stated that staff had concerns about current residents that resided off the easement of Sherin lane. A condition had recently been added that the minimum code access requirements for these residents were to be maintained during construction of the proposed subdivision.

Scott Hammerbacher stated that a Traffic Impact Analysis was not performed because it was not required as the subdivision was less than 80 lots.

Michael Moss (333 White Street, Wake Forest, NC 27587)

Michael Moss stated that his office had been coordinating with DOT regarding the access for the residents off Sherin Lane. He stated that the 401 widening project was going to do away with Sherin Lane in the future, and during development, the builders were going to expand Thornwood Drive, which would act as the future access for these residents.

Scott Hammerbacher added that this subdivision was also located within the Airport Height Overlay district and a condition had been added to include the statement: "Property shown on this plan/plat is within the Franklin County Airport Conical Zone – AHOC and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL" on the final plat.

Mark McArn asked if there was a backup well for the proposed subdivision.

Michael Moss answered that the subdivision north had the potential to combine their well service to the residents of the new subdivision. He stated that there was no requirement for a backup site, but the well must be able to pump 1 gallon per household per minute (48 gallons/minute total).

William Holden made a motion to approve the subdivision with the conditions as submitted by planning staff. Steven Buescher seconded the motion. The motion passed unanimously.

3. 18_MAS_09 Brad Thompson presented a preliminary plan for the Ballinger Farms Phase 2 Subdivision. This property is located off John Mitchell Rd in Youngsville Township in the R-40 Residential Zoning District. The preliminary plan is for the subdivision of approximately 41.80 acres into 30 lots. The average lot size in this subdivision is 0.881 acres with 12.26 acres of dedicated open space. The subdivision is designed to be served by County water and private/individual septic systems.

The proposed subdivision is located off Hicks Road (State Road 1125). The developer is dedicating the right-of-way for the Lane Store Rd. Ext. The design proposed will provide continuous movement to Oak Park Blvd.

The proposed subdivision is located within the Falls Watershed and Neuse River basin. There is a stream with riparian buffer and 100-year floodplain located within the proposed 12.26 acres of open space.

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

The recommended conditions of approval for the subdivision are as follows:

- 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)
- Developer must provide final approval of community water system/well from the Division of Water Quality, North Carolina Department of Environmental, Natural Resources
- All road designs and entrances must meet North Carolina Department of Transportation standards
- Approved North Carolina Department of Transportation Driveway Permit
- 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.
- 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.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- 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-percent (25%) deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of the Board of Commissioner's allocation of utilities.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices
- Private road maintenance agreement shall be recorded for the proposed private street serving lots 67, 68, and 69. This street shall be constructed to Type III North Carolina Department of Transportation standards and certified by an engineer.
- 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.

- 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 with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.

Brad Thompson stated that there were three lots that were separate from the major subdivision. Staff suggested a requirement for a road maintenance agreement between these lots be added.

William Holden asked if the North Carolina Department of Transportation could take over the street for these lots.

Scott Hammerbacher stated that there were not enough proposed lots for the road to be taken over by the North Carolina Department of Transportation.

Michael Moss stated that with the private maintenance agreement, the homeowners would be responsible for the maintenance of the roads. He stated that the developers would initially construct the road to North Carolina Department of Transportation standards.

Dana Louise Hassard (15 Ballinger Drive. Youngsville, NC 27596)

Mrs. Hassard stated that she had come on behalf of a couple that lived at 20 Ballinger Drive. She stated that the couple had wanted to ask why a perk test had been performed on their lot.

Michael Moss stated that he was not a soil scientist, but was aware that measurements had to be taken around where the site would be located, and beyond it. He stated that these measurements were not always accurate, and had seen scientists measure from a neighboring property in the past. Mr. Moss explained that septic tanks had to be built at a minimum of ten feet (10ft) from a property line, and it would not interfere with the couple's property.

Steven Buescher made a motion to approve the subdivision. Robert Mann seconded the motion. The motion passed by a vote of 10-0.

4. In other business, Scott Hammerbacher announced that multiple subdivisions that were still under review

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

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board