

FRANKLIN COUNTY PLANNING BOARD

June 9, 2015

The Franklin County Planning Board held its regular monthly meeting on Tuesday, June 9, 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, Carolyn Paylor, John Sledge, and Mary Solomon.

Staff: Donna Wood 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 Mr. Sledge was seconded by Mr. Mann. A motion to approve the minutes from the prior Planning Board meeting, May 12, 2015, was made by Mr. Sledge, seconded by Ms. Solomon. The motion passed unanimously.

Agenda Items:

1. A preliminary plan has been submitted for Whispering Pines Subdivision. The proposed subdivision is located on Cedar Creek Road and Hicks Road in Franklinton Township in the R-1 Zoning District. The preliminary plan is for the subdivision of an approximately 158.32 acre tract into 349 lots. The subdivision is designed to be served by public water and sewer. A preliminary plan was originally approved for Whispering Pines in 2006 and 2008 for approximately 180 acres into 420 lots. The original preliminary plan expired. The revised plan does not include the approximately 24 acre tract on the north side of Cedar Creek Road. The Land Use Plan has this property designated as Low-Medium Residential.

The development is designed to be served by public water and sewer. The water and sewer allocation will be done at the discretion of the Board of Commissioners. Staff is recommending that the development be approved conditional upon formal allocation of utilities by the BOC. The proposed subdivision is located off of Cedar Creek Road (State Road 1116) and Hicks Road (State Road 1125). The NC Department of Transportation has reviewed a revised Traffic Impact Analysis. A revised TIA was required and submitted in 2012 due to the new adjacent developments of Oak Park, Forest City, and Hidden Lake, and the opening of the new Franklinton High School. There is a 100-year flood plain and a stream with a riparian buffer located along the southern boundary of the subdivision, and a stream and riparian buffer on the western portion of the property adjacent to Hicks Road.

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 UDO.
- Approval by the NC DOT.
- All road designs and entrances must meet NC DOT 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 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. Sledge asked if the minimum lot size of 10,000 square feet meets the requirements to utilize public water and sewer. It does in the R-1 Zoning District.

Tom Spaulding, Project Engineer with Spaulding & Norris, PA, was present to answer any questions regarding this subdivision. He began by saying he believes this design is an improvement over the previously approved designs. Installation of stormwater devices, reduction in the number of overall lots, and the removal of a second subdivision entrance along Hicks Road that would not be utilized were the main changes.

Mr. Buescher, examining the site plan for the subdivision as submitted by Mr. Spaulding's company, asked for a definition of "BMP". It stands for Best Management Practices, a term the State uses for stormwater devices.

Mr. McArn asked why these BMPs were not present in the previous plans. Since the approval of the original plan, the State Department of Environment and Natural Resources has enacted new rules regarding stormwater maintenance. Franklin County must follow particularly stringent rules as it sits in the Tar-Pamlico Basin.

Mr. McArn then asked if the lots that back up to Cedar Creek Road will have houses that face that road, or if the houses will face in towards the subdivision. Mr. Spaulding speculated that the houses will back up to Cedar Creek Road, not face it. Mr. McArn worried about how those houses will deal with traffic issues close to their back yards. Mr. Spaulding suggested creating a buffer of 20 feet along the rear of those parcels that would protect the houses from noise and other nuisances.

Mr. Mann asked who would ultimately maintain this buffer after it is installed. The Home Owners Association would maintain all buffers, open spaces, and BMPs.

Mr. Wallace asked if the developer has designed a cluster mailbox unit at this time. Mr. Spaulding is waiting on word from the local postmaster regarding design and location.

Mr. Buescher made the motion recommend approval of the subdivision with staff conditions and to require the developer to include a 20 foot landscaped or graded buffer along Cedar Creek

Road, to be shown in the landscape plan before final approval by Planning Staff. The motion was seconded by Ms. Paylor and passed unanimously.

2. The applicant for the Cedar Creek Road Subdivision was not present at this meeting. Mr. Buescher made the motion to table consideration of this subdivision until the next scheduled meeting. Mr. Sledge seconded the motion and it passed unanimously.
3. In other business, Ms. Wood updated the Board on the Planning and Inspections Staff move back to its original building at 215 E Nash Street. Additionally, the Board was given an update on the widening of US 401 as well as the increased permit activity in the County.

With there being no further business before the Planning Board, Mr. Wallace adjourned the meeting at 7:30 P.M.

William Wallace – Chairman
Franklin County Planning Board

Kevin Lewis – Clerk
Franklin County Planning Board