

FRANKLIN COUNTY PLANNING BOARD

May 14, 2019

The Franklin County Planning Board held its regular monthly meeting on Tuesday, May 14, 2019 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Mark McArn, William Holden, Fannie Brown, Steven Mitchell, Kelly Harris, Johnnie Sledge, Robert Mann, Martha Mobley, Melissa Cogliatti, and Ricky May
Staff: Jason Rogers, Katie Rhyne, and Brad Thompson

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

Robert Mann gave the invocation.

A motion to approve the agenda and minutes from April 9, 2019 was made by Johnnie Sledge and was seconded by Steven Mitchell. The motion passed by a vote of 10-0.

Agenda Items:

1. 19-MAS-06: Brad Thompson presented a preliminary plan for Oakmoor Subdivision off Pilot Riley Rd. in Dunn Township in the R-40 Residential Cluster (WS II Watershed) District for 55.054 acres into 21 lots.

The development was designed to be served by private wells and septic systems.

The proposed subdivision is located off Pilot Riley Rd. The 2018 average daily traffic count for this section of Pilot Riley Rd. is approximately 690 vehicles per day.

This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

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

Brad Thompson stated that staff supported the 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
- Approved North Carolina Department of Transportation driveway permit.

- In accordance with The North Carolina Building Code (NCBC) 1104.1 and NCBC 1104.2 sidewalks must be constructed along both sides of the street prior to recording the final plat.
- 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.
- 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.
- 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 kiosks are subject to County approval and shall be constructed as part of the first phase.

Brad Thompson stated that there would be a mail kiosk along the northern, and southern properties.

Chairman Mark McArn asked if this subdivision required stormwater to be submitted.

Brad Thompson stated that the subdivision was exempt from stormwater calculation requirements.

Jason Rogers stated that the North Carolina Building Code (NCBC) 1104.1 & 1104.2 requires subdivisions to install sidewalks along both sides of the street, as long as subdivisions required mail kiosks. If the state law were to be repealed, then Oakmoor subdivision would no longer need to meet this requirement as It was not from the Franklin County Unified Development Ordinnace.

Johnnie Sledge made a motion to approve the subdivision. Kelly Harris seconded the motion. The motion passed with a vote of 10-0.

2. Brad Thompson stated that the comprehensive development plan update for Franklin County was well under way. He stated that there would be public input meetings on May 28-30 that the planning board members were welcome to attend. Martha Mobley asked who on the Comprehensive Development Plan steering committee was representing the farming community.

Brad Thompson stated that Ben Sykes was the individual who was representing the farming community.

Melissa Cogliatti asked if the funding for section D of the 401 widening project had been approved.

Brad Thompson stated that it had not been approved at this time.

Martha Mobley asked why handicap ramps cost \$95.00 for permits. She stated that the money would be better served on materials for handicap ramps.

Jason Rogers explained that handicap ramps were exempt from zoning regulations, and that Scott Hammerbacher or Tommy Harris should be reached out to on this matter.

With there being no further business before the board, Chairman Mark McArn called the meeting to order at 7:15 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board