

FRANKLIN COUNTY PLANNING BOARD

May 8, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, May 8, 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, Richard Hoyle

Staff: Brad Thompson, Scott Hammerbacher, Jason Rogers, 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 William Holden and was seconded by Steven Mitchell. The motion passed unanimously.

Agenda Items:

1. 16-MAS-06 Jason Rogers presented a request by Crosswinds Development for a one-year extension to the Hadleigh at Cedar Creek Subdivision. The proposed subdivision is located on Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 86.68 acre tract into 221 lots. The subdivision is designed to be served by public water and sewer.

The proposed subdivision is located off of Cedar Creek Road (State Road 1116). The average daily traffic along this section of Cedar Creek Rd is approximately 6,200 vehicles per day.

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

The following were the approved 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 Permit
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Left-turn lane frontage improvement 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 phases(s) of the subdivision.
- 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.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices'
- 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.
- Approval from Core of Engineers/North Carolina Division of Water Resources for wetland impacts shown.
- 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, drainage easements, and open space
 - Street lighting plan
 - Mail center is subject to County and North Carolina Department of Transportation approval and shall be constructed as part of the first phase.

Tom Spaulding (972 Trinity Church Rd, Raleigh, NC)

Mr. Spaulding stated that the project had received utility allocation, but was in the process of coordinating the utility infrastructure with the proposed subdivision to the North that was causing delays. He stated that work on the road systems had already begun for the project.

William Holden made a motion to approve the extension request. Steven Mitchell seconded the motion. The motion passed unanimously.

2. 16_MAS_08 Jason Rogers presented a request by Triangle Group Investments for a one-year extension to the Legacy Subdivision. The subdivision had previously been called Allen Farm. The proposed subdivision would be located off Hicks Rd., Bert Winston Rd., and Fleming Rd. in the Youngsville Township in the Mixed Use (MU) Zoning District. The preliminary plan is

for the subdivision of an approximately 323.18 acre tract into 595 lots. The subdivision is designed to be served by public water and sewer.

Jason Rogers explained that the Legacy Subdivision had already received water allocation for over 100 lots and site clearance for the subdivision would take place in a week or two.

The previously approved conditions 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.
- All on-site and off-site improvements including but not limited to the following:
Developer Improvements:
 - **Fleming Road and Site Drive #1**
 - Construct a westbound approach with one egress and one ingress lane to provide access to the site.
 - Provide stop control for the site driveway approach.
 - **Bert Winston Road and Site Drive #2**
 - Construct a northbound approach with one egress and one ingress lane to provide access to the site.
 - Provide stop control for the site driveway approach.
 - Construct an eastbound right-turn lane with 100 feet of storage and appropriate taper.
 - **Hicks Road and Site Drive #3/ Allenbrook Lane**
 - Construct an eastbound approach with one egress and one ingress lane to provide access to the site.
 - Provide stop control for the site driveway approach.
 - Construct a northbound left-turn lane with 100 feet of storage and appropriate taper.
 - **Capital Boulevard and Bert Winston Road**
 - Construct a westbound left-turn lane with a minimum of 350 feet of storage and appropriate taper.
- 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.
- All 20' sanitary sewer easements shall serve jointly for access and maintenance of open space.
- 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.

The petitioner was not present.

Georgia Alston (1919 Longmill Rd. Youngsville NC)

Mrs. Alston asked where the proposed subdivision would be located.

Mark McArn answered that it was proposed to be located along US-1 near Hicks Road.

William Holden made a motion to approve the extension request. Robert Mann seconded the motion. The motion passed unanimously.

3. Scott Hammerbacher presented a request from Forsyth Investments Company, LLC to rezone 45.8 acres at Long Mill Road in Youngsville Township from General Business (GB) to Residential-8 (R-8).

The Future Land Use plan indicates that this property is intended for Industrial Use.

The application states the adjacent residential zoned parcels in this area combined with the rezoning of nearby Winston Ridge Subdivision to the Residential-8 (R-8) designation, supports this application for rezoning. The application further states that this parcel has 260 feet of road frontage, limiting its commercial development potential. The subject property is adjacent to Long Mill Elementary School. The Land Use Plan indicates that this property is intended for Industrial Uses. Public water and sewer is adjacent to this site. However, there is limited allocation available for residential development. There is a limited amount of General Business (GB) zoned parcels located along US 1 Hwy. The General Business (GB) zoning district would allow for commercial uses that could serve the existing surrounding residential neighborhoods.

The 2018 average daily traffic count along this section of Long Mill Road is approximately 3,600 vehicles per day.

Zoning Consistency Statement: The requested zoning map amendment is inconsistent with the land use plan. The Future Land Use plan indicates that this property is intended for industrial uses. There is a limited amount of property located along the US 1 corridor zoned for General Business (GB). The purpose of the General Business (GB) district is to provide a commercial zone along major highways in Franklin County that provides for a range of commercial, service centers and limited industrial uses that are accessible to the general public and

surrounding neighborhoods. Businesses in this district are intended to serve the daily convenience and personal needs of an immediate area, and/or with direct access to a thoroughfare road or street. Uses in this district include but are not limited to Department Stores, Hospitals, and Schools. Public water and sewer is adjacent to this site. However, there is limited allocation available for residential development. The requested rezoning to Residential-8 (R-8) is not in the best interest of the public.

Scott Hammerbacher added that there was limited capacity for County Water allocation, and that preferences were given to cities/towns within the county as well as existing subdivisions.

The economic development department had also expressed concerns with the limited nonresidential opportunities within the County.

John Frasier or FLM Engineering (8218 Creedmore Rd. Raleigh, NC 27613)

Mr. Frasier stated that the market for this area suggested a more residential use. He explained that the property only had 260 feet of frontage on Longmill Road and explained that most businesses preferred more road frontage to better advertise their business. He stated that the property was surrounded by residential uses and that a subdivision would have less impact on the area than a commercial use. Mr. Frasier explained that this would be similar to the zoning of the Winston Ridge subdivision that was located across the street.

Robert Mann asked if commercial uses or subdivisions would utilize more water capacity.

Scott Hammerbacher stated that the general estimates for water use per household were 172 gallons a day. He explained that the elementary school was utilizing 5,000 gallons a day.

Gordon Poulsen of Forsyth Investments (414 Forsyth Street, Raleigh, NC 27609)

Mr. Poulsen stated that his company worked with both residential and commercial projects. He stated that generally successful commercial projects sought three things; traffic count, visibility, and access. He explained that higher traffic count allowed more people to be aware of the business. Mr. Poulsen explained that visibility of the site allowed more people to see the site. He explained that access made egress/ingress to the site easier. He stated that generally a traffic count of 20,000 cars a day are what was required for a business to be sustainable. He explained that more rooftops within the area would allow the remaining strips of the GB zoning to have more successful businesses.

Georgia Alston (1919 Longmill Rd. Youngsville, NC 27596)

Mrs. Alston stated that she felt this would have a negative impact for the community. She stated that there were no existing sidewalks for children to walk to school on, and that Longmill Road was too narrow and out of shape to support the added traffic this development would generate. She stated that the Winston Ridge subdivision was undesirable because some of the residents drop trash in her neighbors yard.

Mark McArn explained that this request was to change the zoning from a commercial use to a residential use. He asked Mrs. Alston which she would rather have locate at this site.

Mrs. Alston stated that she would not like to have either locate at this site.

Chairman Mark McArn stated that it would be unreasonable to restrict the property owner from making reasonable use of his property.

Mrs. Alston stated that she would rather have a commercial use because there would be less people at night.

George Poulsen explained that there would be road improvements as a condition of approval for a subdivision.

Scott Hammerbacher explained that there were several other parcels zoned General Business within the area, and some within the same ownership. He explained that the Board had to consider the other uses that an R-8 zoning approval would allow for in addition to Single Family. Mr. Hammerbacher explained that there were many home projects within the area already in various stages of development that were bringing more rooftops for potential commercial uses.

Mark McArn explained that the Board would also have to consider the uses already allowed within a General Business zoning. He explained that he felt that the property was not suited for commercial use, and it could be 10-20 years before any developer would be interested in utilizing it.

William Holden stated that there was limited water capacity available for new projects within the County. He explained that even if this project were approved that the limited capacity could halt the development of a subdivision.

Richard Hoyle made a motion to recommend denial of the rezoning. Martha Mobley seconded the motion. The motion passed with a vote of 6-1 with Ricky May opposed.

4. In other business, Scott Hammerbacher announced that four subdivision projects were in the process of being reviewed.

With no further business before the Board, Chairman Mark McArn adjourned the meeting at 7:39 PM.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board