

FRANKLIN COUNTY PLANNING BOARD

May 10, 2016

The Franklin County Planning Board held its regular monthly meeting on Tuesday, May 10, 2016 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Mark McArn, Mary Solomon, Robert Mann, Fannie Brown, William Holden, Steven Buescher

Staff: Scott Hammerbacher, Jason Rogers, and Katie Rhyne.

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

Chairman William Wallace requested a moment of silence for the loss of Carolyn Paylor.

A motion to approve the agenda was made by Fannie Brown with a second by Mary Solomon. The motion passed unanimously.

A motion to approve the minutes from. April 12, 2016, was made by William Holden, seconded by Mary Solomon. The motion passed unanimously.

Agenda Items:

1. 16_MAS_08 A preliminary plan had been submitted for Allen Farm Subdivision. The proposed subdivision would be located off Hicks Rd., Bert Winston Rd., and Fleming Rd. in 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.

The water and sewer allocation would be done at the discretion of the Board of Commissioners. Staff recommended that the development be approved conditional upon formal allocation of utilities by the Board of Commissioners.

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.
- All on-site and off-site improvements including but not limited to the following:
- 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.

Chairman William Wallace opened the case for questioning.

Mary Solomon asked how many lots were proposed for Phase I of the project.

Scott Hammerbacher responded by explaining that it was yet to be determined. The project would have to be presented before the Board of Commissioners for water and sewer allocation before the developer would be subject to submitting a phase plan.

Timothy Nau (P.O. Box 810, Rolesville, NC 27571)

Timothy Nau responded to the question by explaining that they intended to allocate approximately one hundred (100) lots to the first phase of the project. He explained that the northwestern corner of the property was where they would begin on the smaller lots, but there would also be a section towards the middle where they would incorporate larger lots into the first phase of the project. The proposed design was to involve a main thoroughfare that branched into different sections of the project that would allow it to be easier to phase in its development.

Mary Solomon inquired about the lots that were segregated at the southwest corner of the plat.

Timothy Nau explained that this was due to a stream buffer and floodplain on the property that made it difficult to connect the two locations.

Robert Mann asked if the home size and price range for the homes to be constructed on the lots were going to be the same or variable.

Timothy Nau responded by explaining that it seemed they would be variable based on the differing lot sizes that were planned in the proposal.

Mark McArn asked what the traffic implications would be and how these issues would be addressed.

Scott Hammerbacher stated that Steve Winstead would have to approve any changes that would be made. He explained that it was difficult to add a turn lane to accommodate traffic due to the rail line that was established.

William Wallace asked the petitioner if he understood the added conditions for approval and if he accepted them.

Timothy Nau responded that he understood and accepted the conditions.

William Holden made a motion for the board to approve the request with the added requirements submitted by planning staff. The motion was seconded by Mary Solomon. The motion passed unanimously.

2. 16_MAS_09 A preliminary plan had been submitted for Avery Lane Estates Phase II. This property is located on Williams White Rd in Dunn Township in the R-40 Residential Zoning District. The preliminary plan is for the subdivision of approximately 12.85 acres into 3 lots. The subdivision was designed to be served by private wells and private septic systems. The North Carolina Department of Transportation recommended joint driveways for these lots.

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

- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approved driveways and entrances by the North Carolina Department of Transportation.
- 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

Chairman William Wallace opened the case to questions

Mark McArn asked if the County was requiring shared driveways.

Scott Hammerbacher explained that the shared driveways were based on limits established by the North Carolina Department of Transportation. The project proposed to have shared driveways that would eventually branch out towards the respected lots. He stated that the North Carolina Department of Transportation would have preferred a new road be built at this location, but due to the expensive cost to the developer, this was a compromise that the developer and the North Carolina Department of Transportation had reached.

Chip Davis (105 Church St. Louisburg, NC 27549)

Chip Davis explained that the owner had previously split the property into five lots and the North Carolina Department of Transportation would only allow for one more driveway to be constructed at the location or a new road would have to be installed. He explained that the owner and the Department of Transportation had come to this as a compromise as the cost of installing a new road would be high.

William Wallace asked the petitioner if he understood the requirements that Planning Staff had proposed and if he accepted them.

Chip Davis explained that he understood, and accepted the requirements.

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

In additional business Scott Hammerbacher informed the Board that the Homes Solar Farm that had been submitted in January had been officially withdrawn. He explained that the North Carolina Capital Area Metropolitan Planning Organization (CAMPO) was working on their prioritization list for new roads. He stated that Bickett Blvd was included on the list and Section C of the Hwy 401 expansion was scheduled for development in 2018. Scott Hammerbacher added that a request for funding on a corridor study for Hwy 401 had been applied for.

With there being no further business before the Planning Board, Chairman William Wallace adjourned the meeting at 7:33 P.M.

William Wallace – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board