

FRANKLIN COUNTY PLANNING BOARD

August 14, 2012

The Franklin County Planning Board held its regular monthly meeting on Tuesday, August 14, 2012 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Henry Nelms, Robert Mann, Mary Solomon, William Wallace, Mark McArn, Steve Mitchell, Steve Beuscher, Fannie Brown and Richard Hoyle.

Absent: Ronnie Pearce, Ricky May, William Holden and Phillip Jeffreys.

Staff: Scott Hammerbacher, Tammy Davis and Jason Rogers.

Chairman Henry Nelms called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. William Wallace gave the invocation.

1. Election of Officers

Chairman – Henry Nelms was nominated by Mary Solomon, seconded by William Wallace. With no other nominations on the floor, the Board voted and it was unanimously decided that Mr. Nelms would serve as Chairman.

Vice-Chairman – William Wallace was nominated by Mark McArn, seconded by Mary Solomon. With no other nominations on the floor, the Board voted and it was unanimously decided that Mr. Wallace would serve as Vice-Chairman.

Secretary – Tammy Davis was nominated by Henry Nelms, seconded by Mary Solomon. With no other nominations on the floor, the Board voted and it was unanimously decided that Mrs. Davis would serve as Secretary.

2. UDO Amendment: Lake Royale Overlay District: Section 2-2 Basic Terms and Definitions; Section 6-2 (Notes to Table of Permitted Uses)

Scott Hammerbacher stated at the direction of the Lake Royale Property Owners Association, staff developed a Lake Royale Overlay District. He stated the intent is to place impervious surface limitations on residential and multi-use lots in order to protect Lake Royale, surrounding lake area, and Cypress Creek watershed from excessive run-off. He stated after research, staff has the following findings:

- The Cypress Creek Watershed Plan noted that the lower watershed of Cypress Creek which contains Lake Royale has an impervious surface cover of 24.7%.
- The Center for Watershed Protection has found through their research that when watersheds in the Piedmont Region are developed at an impervious surface area in excess of 10 to 15 percent, water quality and biodiversity significantly decline at a rapid rate in addition to increased erosion and flash flood frequencies.

- Multi-Use lots within Lake Royale are unique to other parcels within the County, in that they are typically utilized for recreation purposes and are predominately not utilized as a primary residence.

He went through the proposed amendment.

Steve Mitchell questioned if the residents of Lake Royale are in favor of this amendment. Mr. Hammerbacher stated staff received a letter from the POA in support of the amendment. Mark McArn questioned if by restricting development, would this negatively affect the value of these lots. Mr. Hammerbacher stated he couldn't answer that. William Wallace stated he's a resident of Lake Royale and doesn't feel this will affect values but it would protect the lake.

Ryan Walker (President of POA & Realtor/Builder) stated after looking at past permits, the majority would fall within 24% and it was just a few that didn't. He stated he feels it wouldn't hurt the builders. Chairman Nelms questioned why the same rules wouldn't apply for a swimming pool and why they are 70% instead of the proposed 24%. Mr. Walker stated the POA wants to find a better method. Mr. Wallace offered to abstain from voting since he's a property owner but doesn't he will benefit from the amendment regardless if it is approved or denied.

Steve Buescher made a motion, seconded by Steve Mitchell to recommend approval of the proposed UDO Text Amendment. The motion passed unanimously.

3. UDO Text Amendment: Subdivision Street Disclosure

Jason Rogers stated staff was contacted by NCDOT with concerns regarding our Subdivision Street Disclosure Statement located within Article 28-4. He went over the proposed text amendment. Richard Hoyle made a motion, seconded by Steve Mitchell to recommend approval of the proposed text amendment. The motion passed unanimously.

4. Other Business/Reports/Discussion

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

Henry Nelms – Chairman
Franklin County Planning Board

Tammy Davis – Clerk
Franklin County Planning Board