

## FRANKLIN COUNTY PLANNING BOARD

November 14, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, November 14, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Martha Mobley, Robert Mann, Mark McArn, William Holden, Mary Solomon, Kelly Harris, Steven Buescher, and Ricky May

**Staff:** Jason Rogers, Katie Rhyne and Brad Thompson

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 September 12, 2017 was made by William Holden and was seconded by Mary Solomon. The motion passed unanimously.

### **Agenda Items:**

1. 17-MAS-06 A preliminary plan has been submitted for Golden Ridge Subdivision. This property is located on Mays Crossroads Rd. in Youngsville Township in the Residential -15 (R-15 ) Zoning District. The subject property is also located within the Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 35.65 acres into 77 lots with 8.51 acres of dedicated open space. The proposed average lot size is 12,175 square feet. The subdivision is designed to be served by County water and sewer. The developer is proposing a ten foot (10ft) landscape easement/buffer along Mays Crossroads Rd. to be maintained by the Homeowner's Association.

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

Jason Rogers explained that the average daily traffic count for Mays Crossroads Road is approximately 1,900 vehicles per day. A left turn lane would be required before the 50<sup>th</sup> lot could be recorded. He stated that this was language was newly added to this list of suggested conditions from staff to remove any gray areas on when lots could be recorded in relation to the turn lane installation.

Kelly Harris asked what the process was for the North Carolina Department of Transportation to take over the road.

Jason Rogers explained that the roads had to be constructed to a certain standard and then submit them to the North Carolina Department of Transportation for review. Once approved, the North Carolina Department of Transportation would take over the maintenance of the roads.

Planning staff recommended approval for the Golden Ridge 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
- Installation of left-turn lane on Mays Crossroads Road. (Pursuant to Section 29-5 Streets (I) (5) Turning Lanes
- 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 Transportations 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 phase/s of subdivision.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plat. 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 the Board of Commissioner's allocation of utilities.
- Final Tar-Pamlico stormwater Review approval. (As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices)
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- The following statement shall be on the final plat: These parcels are located within one (1) mile of an existing voluntary agricultural district. Normal agricultural operations may conflict with residential use. North Carolina Law (General Statute Section 106-701) provides protection for existing agricultural operations.
- 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 approval and shall be constructed as part of the first phase.

John Frasier (8218 Creedmoor Rd Ste 201 Raleigh, NC 27613)

John Frasier stated that he had nothing more to add to the presentation and that he agreed with all the conditions submitted by planning staff.

Mark McArn asked why the suggested mail kiosk had parking spaces.

Jason Rogers explained that according to the Franklin County Unified Development Ordinance, a subdivision of this size was required to have three (3) parking spaces with one (1) required to be a handicap space.

With there being no further questions from the board, Steven Buescher made a motion to approve the subdivision with the conditions submitted by planning staff. Martha Mobley seconded the motion. The motion passed unanimously.

2. In other business, Brad Thompson presented updated demographic trends in the Franklin County Area.

With there being no further business before the Planning Board, Chairman Mark McArn adjourned the meeting at 7:16 P.M.

---

Mark McArn – Chairman  
Franklin County Planning Board

---

Katie Rhyne – Clerk  
Franklin County Planning Board