

FRANKLIN COUNTY PLANNING BOARD

October 11, 2016

The Franklin County Planning Board held its regular monthly meeting on Tuesday, October 11, 2016 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Mark McArn., Steve Mitchell, Steven Buescher, William Holden, Fannie Brown, Mary Solomon, Richard Hoyle

Staff: Jason Rogers, and Katie Rhyne.

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

A motion to approve the agenda was made by William Holden and was seconded by Mary Solomon. The motion passed unanimously.

William Wallace suggested to change the minutes to reflect that the petitioners were represented by individuals that had spoken in the September meeting and to change Lane to Land on page one (1) paragraph seven (7).

A motion to approve the minutes from. September 13, 2016, was made by William Holden, seconded by Mary Solomon. The motion passed unanimously.

Agenda Items:

1. 16_MAS_15 A preliminary plan for Cedar Crossing Subdivision. This property is located off of Cedar Creek Road (State Road 1116) in Franklinton Township in the R-8 Residential Zoning District. The preliminary plan is for the subdivision of approximately 84.2 acres into 240 lots. The average lot size within the development is 8,790 square feet. There is 20.1 acres of open space proposed. The subdivision is designed to be served by public water and sewer. A 233 lot preliminary plan for this property was approved by this Board on September 9, 2014 under the name Forest City.

The North Carolina Department of Transportation had reviewed a traffic impact analysis. A twenty feet (20ft) emergency access has been provided to the Lane Store Road Extension to the adjacent Franklinton High School. An eight foot (8ft) greenway trail runs throughout the subdivision. The plan indicates a ten foot (10ft) high visibility crosswalk across Lane Store Road Extension.

The Conditions for Approval proposed by Planning Staff are as follows:

- Sedimentation and erosion control plan approval.

- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by North Carolina Department of Transportation
- All road designs and entrances must meet North Carolina Department of Transportation standards.
- Final Tar-Pamlico stormwater review approval.
- 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 percent (25%) 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- The project is subject to approval from the pending rezoning application.
- 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
 - Erosion Control Plan Approval
- Mail center is subject to County and North Carolina Department of Transportation approval and shall be constructed as part of Phase 1.
- Emergency access shall be subject to approval by the County and local emergency personnel.

Tom Spaulding (972 Trinity Rd Raleigh, NC 27607) – Representing the Petitioner.

Tom Spaulding stated that there was an access easement that existed on the property for some time. He explained that they had been in contact with a neighboring property owner and ended up making a deal for a land swap. In exchange for being able to access the facilities provided by the subdivision she donated land to the project that resulted in the redesign of the subdivision to add extra lots.

Richard Hoyle asked what existed on the lot beside the proposed subdivision.

Tom Spaulding replied that it was a single family home.

Mark McArn asked if the buffer along the school property was natural.

Tom Spaulding replied that it was part of allocation for an extension to access Hicks Road as well as a Greenway.

William Wallace asked if the individual representing the applicant understood and accepted the conditions proposed by the Planning Staff.

Tom Spaulding answered that he did understand the conditions and that the petitioner accepted the terms.

Steven Buescher made a motion to approve the subdivision with the additional requirements submitted by Planning Staff. Steve Mitchell seconded the motion. The motion passed unanimously.

2. 16_MAS_10 A revised preliminary plan has been submitted for Bailey Farms Subdivision Phase I & II. This property is located on US 401 Hwy in Harris Township in the Residential-30 (R-30) and Residential-1 (R-1) Zoning Districts. It is also located within the Airport Height Overlay District. The original approved preliminary plan was for the subdivision of approximately 80.69 acres into 71 lots. Phase I of this subdivision was recorded on September 19, 2016. The revised plan will add (1) one additional lot to the development. The subdivision was designed to be served by a community water system and individual septic systems. The subdivision was designed using the cluster provision of the Unified Development Ordinance requiring a minimum of 20% open space.

The proposed subdivision is located off of US 401 Hwy. The 2012 average daily traffic count for US 401 Hwy is 9,600 vehicles per day.

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

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.
- Approval by the North Carolina Department of Transportation.
- All road designs and entrances must meet North Carolina Department of Transportation standards.
- 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.
- Water system approved by the North Carolina Department of Environmental and Natural Resources.
- Community wells and 100ft radius for Beaver Creek Subdivision and Woodlake Subdivision shall be reflected on final plat. Setbacks from the well must be maintained. If a variance of Unified Development Ordinance development standards is applied for in the future, a hardship will not be present.
- Final Tar-Pamlico stormwater review approval.

- 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: Property shown on this plan/plat is within the Franklin County Airport Conical Zone-AHOC and all or portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 55 DNL.
- 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.

Mary Solomon asked what the average lot size for the subdivision was.

Jason Rogers responded that it was roughly 32,000 square feet. He added that the subdivision was allowed to have lots at 20,000 square feet due to the cluster option and the use of public wells.

Mary Solomon asked if two (2) community wells would be adequate for a community this size.

Jason Rogers answered that it was determined by state standards that the developer had to meet.

Mark McArn asked if county water would be available to the site.

Jason Rogers explained that there was not county water near the vicinity of this proposed subdivision.

Richard Hoyle asked if the North Carolina Department of Transportation had approved the road system.

Jason Rogers answered that the first phase had been approved and ten (10) building permits had also been issued for this phase of development.

Tom Spaulding (972 Trinity Rd Raleigh, NC 27607) – Representing the Petitioner.

Tom Spaulding informed the Board that two (2) wells had already been drilled on the property. He explained that forty-nine (49) individuals were allowed on a single well. If the number increased above that then the lots must be served by dual systems.

Mark McArn asked if the building permits that were issued to the site were for spec homes.

Tom Spaulding replied that they were.

Tom Spaulding stated that the purpose for this revision was due to a soil scientist study, they had found the ability to add one more lot to the site. He explained that the right of way dedication that was included as part of this project was costly to the developer.

Mary Solomon asked where the proposed subdivision was located.

Jason answered that it was located off US Highway 401 between the Community of Royal and Tarborro Road.

William Wallace asked if the individual representing the applicant understood and accepted the conditions proposed by the Planning Staff.

Tom Spaulding stated that he understood, and the petitioner accepted the conditions.

William Holden made a motion to approve the subdivision with the additional requirements submitted by Planning Staff. Mary Solomon seconded the motion. The motion passed unanimously.

3. 16-MAS-16 A revised preliminary plan has been submitted for Oak Park Subdivision. Phase One (1) of this subdivision consisting of 133 lots and 47.17 acres was recorded on March 22, 2006. This subdivision was most recently revised on June 13, 2006. This property is located off Hicks Road (State Road 1116) in Franklinton Township in the R-15 Residential Zoning District. The preliminary plan is for the subdivision of approximately 305.28 acres into 599 lots. The average lot size within this development is 10,890 square feet. There is 95.47 acres of Open Space proposed within this development. The subdivision is designed to be served by public water and sewer.

The proposed subdivision is located off Hicks Road (State Road 1125). The developer is dedicating the right-of-way for the Lane Store Road. Extension. The design proposed will provide continuous movement to Oak Park Blvd.

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

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.
- Approval by North Carolina Department of Transportation
- All road designs and entrances must meet North Carolina Department of Transportation standards.

- Final Tar-Pamlico stormwater review approval.
- 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 percent (25%) 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- 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
 - Erosion Control Plan Approval
- Mail center is subject to County and North Carolina Department of Transportation approval and shall be constructed as part of the first phase of recorded lots of this revised preliminary plan.

Mark McArn asked if the developer would be constructing a road all the way to the creek.

Jason Rogers explained that the developer was only dedicating right-of-way. He explained that the County had no authority to require construction of a road, but requested the right-of-way that could be constructed if the County were to be granted a Variance in the future.

Tom Spaulding (972 Trinity Rd Raleigh, NC 27607) – Representing the Petitioner.

Tom Spaulding explained that the proposed subdivision had been previously approved in 2006. He explained that SAVVY Homes had begun to run out of lots to develop in the first phase and wanted to expand. Stormwater devices were required by the County due to the large number of lots. Tom Spaulding stated that they had added seven (7) stormwater devices to the map, and as a result, had to go through the preliminary process once more. There was a section on the plat which would have been ideal to establish the right-of-way dedication, but sewer pipes had been constructed in the area and an alternative was designed. He explained that they were only seeking to develop another phase of the subdivision, and had no plans on developing the third at this time.

William Wallace asked if there was one (1) entrance into the subdivision's next phase.

Tom Spaulding answered that there was only a single entry point into the subdivision.

Mark McArn asked if the existing pond could function as a stormwater device.

Tom Spaulding responded that the State did not allow existing waterways to act as stormwater devices.

Mary Solomon asked if the schools were notified of these proposed subdivisions.

Jason Rogers explained that Staff submits copies of all the Plats as part of the Technical Review Committee before any subdivision is proposed to the Board.

Mark McArn asked if feedback was issued before the Board.

Jason Rogers answered that if there were any comments from other departments, it would be included in the presentation from Staff.

Mary Solomon asked what the schools did to determine if they would be overcrowded in the future.

Jason Rogers answered that he did not know.

William Wallace asked the individual representing the petitioner if he understood and accepted the conditions as presented by the Planning Staff.

Tom Spaulding stated that he understood and the petitioner accepted the conditions.

Steven Buescher made a motion to approve the subdivision with the added conditions as submitted by planning staff. Steve Mitchell seconded the motion. The motion passed unanimously.

With there being no further business before the Planning Board, Chairman William Wallace adjourned the meeting at 7:40 P.M.

William Wallace – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board