

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

June 12, 2008

The Franklin County Planning Board held its regular monthly meeting on Thursday, June 12, 2008 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Present: Ronnie Pearce, Henry Nelms, William Holden, Mark McArn, Melvin Cheaves, Richard Hoyle, Mary Solomon and Ricky May.

Absent: Willie Bartholomew, Robert VanGraffeland, William Wallace, Philip Bues, Phillip Jeffreys and Fannie Brown.

Staff: Tammy Davis, Scott Hammerbacher and Jason Rogers.

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

Mark McArn made a motion, seconded by Ronnie Pearce to approve the minutes from the March 11, 2008 meeting. The motion passed unanimously.

Agenda Items:

#1. Subdivision Request: Pineridge Manor Subdivision, Preliminary Plat, Dunn Township, Lake Royale, R-1 District, 16 Lots, 23.7 Acres.

Scott Hammerbacher stated the preliminary plan is for the subdivision of approximately 23.7 acres into 16 lots. He stated the development is designed to be served by the public water system within Lake Royale and individual septic systems. He stated a proposed developer agreement has been submitted which grants status as a developer with Lake Royale which will meet or exceed specifications allowed under the Consolidated and Amendments for Restrictive Covenants of Lake Royale Subdivision, and also states that all roads within the subdivision shall be accessible by all members of the POA, their guests and invitees. He explained a variance to allow the cul-de-sac road to exceed 1,200 feet in length was granted by the Franklin County Board of Adjustment at their April 28, 2008 meeting. He stated revised names for the subdivision and street have been submitted and approved as follows: Pineridge Manor as the subdivision name, and Canyon Creek Cove as the street name. He stated the subdivision plan was reviewed by Technical Review Committee and Planning Staff and appears to meet the requirements of the UDO.

Mr. Hammerbacher stated Planning Staff recommends approval of the preliminary plan with the following conditions:

- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Approval of Tar-Pam stormwater requirements.
- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.

- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded covenants including maintenance of the subdivision street
 - Street lighting plan.

Mark McArn questioned the hardship that required a variance for the cul-de-sac. Mr. Hammerbacher stated the hardship was due to riparian buffers and greenways locations.

Ronnie Pearce made a motion, seconded by William Holden to approve the preliminary plan with the recommended conditions. The motion passed unanimously.

#2. Subdivision Request: Cobblestone Subdivision, Preliminary Plat, Youngsville Township, off Tarboro Road (SR 1100), R-40 District, 14 Lots, 17.55 Acres.

Scott Hammerbacher stated the preliminary plan received approval from the Franklin County Planning Board on January 10, 2006, however the plan has expired. He stated the preliminary plan was originally approved with public water and a community septic system. He stated the plan was revised for individual septic systems. He stated the waterlines have been installed in the subdivision and accepted by the Franklin County Public Utilities Department. He stated a driveway permit was issued by NCDOT on July 7, 2006. He stated the streets located in the subdivision will be private streets.

Mr. Hammerbacher stated staff recommends approval of the preliminary plan with the following conditions:

- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- The maintenance of the private street must be included in the covenants/deed restrictions of the subdivision.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 Recreation Sites of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants including maintenance of private street.
 - Street lighting plan

William Holden made a motion, seconded by Mary Solomon to approve the preliminary plan with the recommended conditions. The motion passed unanimously.

#3. Proposed UDO Text Amendment: Article 6-1 (Table of Permitted Uses), Allow Churches in the R-80 WS District.

Scott Hammerbacher stated churches are currently a permitted use within all other residential districts including AR, R-1, R-8, R-15, R-30, R-40 Districts as well as the PUD, NB, RB, HB, TND, O/I & MU zoning districts. He stated staff is of the opinion that a church should be considered as an allowable use provided all watershed requirements are adhered to. He went over some of the allowable uses within the R-80 WSII zoning district. He stated staff contends that allowing a church within this district would be compatible with the other allowable uses. He stated the proposed amendment is in conformance with criteria established within the Comprehensive Land Use Plan in addition to regulations for the R-80 District as established within the UDO.

Richard Hoyle made a motion, seconded by Mary Solomon to recommend approval of the proposed text amendment. The motion passed unanimously.

- #4. Other Business Reports/Discussion
A.) Departmental Report
B.) Other Business/Reports/Open Forum

With there being no further business before the Board, Chairman Henry Nelms adjourned the meeting at 7:15 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board