

FRANKLIN COUNTY PLANNING BOARD

September 9, 2014

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 9, 2014 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: William Wallace, Robert Mann, Steve Buescher, Mark McArn, Steve Mitchell, Mary Solomon, Carolyn Paylor, and Richard Hoyle
Absent: John Sledge, Phillip Jeffreys, Ronnie Pearce, William Holden, and Fannie Brown
Staff: Scott Hammerbacher and Kevin Lewis

Chairman William Wallace called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Robert Mann gave the invocation. The agenda was adopted with no revisions. A motion to approve the minutes from the prior Planning Board meeting, July 8, 2014, was made by Mr. Hoyle, seconded by Mr. Mitchell. The motion passed unanimously.

Agenda Items:

1. A preliminary plan has been submitted for a subdivision on NC Highway 96 in Youngsville Township in the Mixed Use (MU) Zoning District. The preliminary plan is for the subdivision of approximately 62.94 acres into 48 lots. The subdivision is designed to be served by a community water system and septic systems.

Mr. Hammerbacher stated the NC Department of Transportation has required a turn lane due to traffic counts and the location of the subdivision on a NC route. There is a stream and riparian buffer located on the southern portions of this property. There was previously a pond located on the property. A Surface Water Determination Letter was received from the NC Department of Environment and Natural Resources stating that the pond is "Not Subject" and has been determined not to be a stream or is not present on the property. The Tar-Pamlico stormwater management review for the preliminary plan has been approved conditional upon verification of NCDENR erosion and sedimentation control permit approval. The Franklin County Environmental Health Department questioned the amount of insufficient useable soils on Lots 28, 29, 38, & 39. The developer plans to have these lots reevaluated by a soil scientist, and have also shown private utility easements to open space for possible offsite septic area. Franklin County Environmental Health has requested dedicated easements for septic and repair inside the open space area to establish boundaries for septic and future repairs so they will not be installed haphazardly. The plan submitted meets the minimum requirements according to the Franklin County UDO, and Planning Staff recommends the Board approve the proposal.

In addition to requirements listed in the Franklin County UDO, the following conditions will be required for the preliminary plan:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC DOT (turn lane required).
- All road designs and entrances must meet NC DOT standards.
- Final Tar-Pamlico stormwater Review approval.

- Approval from Franklin County Environmental Health Department on dedicated septic and repair easements inside the open space areas.
- 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.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted: Landscape Plan, Recorded Covenants, Street Lighting Plan.

Mr. McArn asked why the subdivision will not be using municipal water, as county waterlines are close to this area. Public Utilities informed the developer that, at this time and in this area, the water supply and pressure would not be adequate without installing a pump station.

Chairman Wallace asked how the water system will be maintained. NCDENR will review the plans, and a private company will maintain the system once it is installed.

Mr. McArn asked about the road that leads north in the plan, if that connects to the subdivision to the north, Old Liberty. It does not, but there is a possibility for a connection to that subdivision elsewhere.

Mr. Mitchell asked if the well would be adequate in the case of a fire in the subdivision. There is a fire station less than a mile away, and the lake could possibly serve as a water source as well.

Mr. Wallace asked if there could be any problems with the location of the well and septic tanks. They have been approved by the state, and a soil scientist will be evaluating the property to see if any other locations are suitable.

Ms. Solomon asked if the open space will ever be developed. It will not, most of the designated open space area is the pond.

Mr. Buescher made the motion to approve the preliminary plan as presented, with the conditions listed in the communique, seconded by Mr. Mitchell. The motion was passed unanimously.

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

William Wallace – Chairman
Franklin County Planning Board

Kevin Lewis – Clerk
Franklin County Planning Board