

FRANKLIN COUNTY PLANNING BOARD

September 10, 2019

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 10, 2019 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Mark McArn, Martha Mobley, Steve Mitchell, William Holden, Melissa Cogliatti, Mary Solomon, Kelly Harris

Staff: Scott Hammerbacher, Katie Rhyne, and Brad Thompson

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

William Holden gave the invocation.

Corrections to the minutes for the July meeting were requested and their approval was tabled.

Agenda Items:

1. 19-MAS-08: Brad Thompson presented a preliminary plan for Pearces Rd Subdivision off Pearces Rd in Dunn Township in the Residentia-40 (R-40) Zoning District for 42.49 acres into 38 lots with 8.825 acres of dedicated open space.

The development was designed to be served by private well and septic systems.

The proposed subdivision is located off Pearces Rd. The 2018 average daily traffic count for this section of Pearces Rd. is approximately 2,900 vehicles per day.

This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

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

Brad Thompson stated that staff suggested approval of the 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

- All stub roads/streets shall be built to the adjoining property line.
- Approved North Carolina Department of Transportation driveway permit.
- 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 the subdivision.
- 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 Transportation's maintained roads system.
- 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.
- No off-site septic systems or easements.
- 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 with provision for road maintenance, open space, drainage easements, and 15' landscape buffer/easement.
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.

Michael Moss (333 S White St. Wake Forest, NC 27588)

Michael Moss stated that the applicant accepted all conditions proposed.

Chairman Mark McArn asked what the shaded cross hatch pattern on the plat was meant to indicate.

Michael Moss stated that it was shallower suitable soil.

Melissa Cogliatti asked for clarification on what was meant by an offsite septic system.

Scott Hammerbacher explained that an offsite septic system pumped waste into a leechfield that was located offsite.

Michael Moss stated that offsite septic systems were common in Wake County.

Scott Hammerbacher stated that there had been concern for the maintenance open space if offsite septic systems were allowed.

Kelly Harris asked if the subdivision would require a turn lane.

Scott Hammerbacher stated that it became a requirement only when the subdivision was 80 lots or more, or if DOT stated that it would be a requirement.

William Holden made a motion to approve the subdivision with conditions as specified by planning staff. Kelly Harris seconded the motion. The motion passed by a vote of 6-0.

2. Martha Mobley arrived late.

19-MAS-09: Brad Thompson presented a preliminary plan for Tarboro Rd Subdivision off Tarboro Rd in Dunn Township in the Residential-40 (R-40) Zoning District for 18.195 acres into 15 lots.

The development was designed to be served by private well and septic systems.

The proposed subdivision is located off Tarboro Rd. The 2018 average daily traffic count for this section of Tarboro Rd. is approximately 4,300 vehicles per day.

This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

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

Brad Thompson stated that staff suggested approval of the 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
- All stub roads/streets shall be built to the adjoining property line.
- Approved North Carolina Department of Transportation driveway permit.
- 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 the subdivision.
- 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 Transportation's maintained roads system.

- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- 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.
- No off-site septic systems or easements.
- 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 with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.

Michael Moss stated that the applicant accepted all proposed conditions.

Mark McArn asked if stormwater was required for this subdivision.

Scott Hammerbacher stated that the Neuse River Basin does not require stormwater. He explained that this property was subject to the Watershed II restrictions.

Kelly Harris made a motion to approve the subdivision with conditions as specified by planning staff. Steven Mitchell seconded the motion. The motion passed by a vote of 7-0.

3. In other business, Scott Hammerbacher stated that there would be public meetings regarding the Comprehensive Development Plan on September 24-26 at various locations posted on the Franklin County Planning Department’s website from 6PM to 8PM.

With there being no further business before the board, Chairman Mark McArn called the meeting to order at 7:13 P.M.

Mark McArn- Chair
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board