

# FRANKLIN COUNTY PLANNING BOARD

September 12, 2017

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 12, 2017 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Martha Mobley, Steve Mitchell, Robert Mann, Mark McArn, Richard Hoyle, William Holden, and Ricky May

**Staff:** Jason Rogers, Scott Hammerbacher, 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 August 8, 2017 was made by Ricky May and was seconded by Steve Mitchell. The motion passed unanimously.

## **Agenda Items:**

1. 17-MAS-05 A preliminary plan had been submitted for Holmstead Subdivision Phase 2. The property is located off Tarboro Rd in Youngsville Township in the Residential-40 (R-40) (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 27.966 acres into 14 lots. The subdivision is designed to be served by private wells and septic systems.

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

Jason Rogers explained that the average daily traffic count for this section of Tarboro Rd is approximately 7,700 vehicles per day. The North Carolina Department of Transportation (NCDOT) plans to conduct two-consecutive day traffic counts to determine if left turn lane construction is needed for this development.

Jason Rogers stated that due to the watershed, each lot would only allow for 8,500 square feet of impervious surface.

Jason Rogers said that the first phase of the subdivision had been initially approved in the early 1990's. Ryan's Run is currently in the State System, The plan has a stub road that connects to an adjacent 149 acre parcel if there is need for future development.

Planning staff recommended approval of the Holmstead Phase II subdivision with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.

- Approval by the North Carolina Department of Transportation (NCDOT Built to Standards Letter)
- All road designs and entrances must meet North Carolina Department of Transportation standards (Left turn lane to be evaluated by two-consecutive day traffic count performed by NCDOT at this location.)
- 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
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.

Michael Moss (333 White Street Wake Forest, NC 27588)

Mike Moss stated that the left turn lane would be addressed, and that he had nothing to add to the presentation.

With there being no further discussion from the board, Chairman Mark McArn entertained a motion.

Steve Mitchell made a motion to approve the Holmstead Phase II Subdivision with the added conditions submitted by planning staff. William Holden seconded the motion. The motion passed unanimously.

2. In other business, Scott Hammerbacher provided updates on the Owens Park at Bull Creek. He stated that the park was projected to open in fall of 2018.

Scott Hammerbacher stated that the traffic circle in Youngsville off Tarboro Road was seeking funding. He stated that the County was also seeing a downward trend for development of Solar Projects due to interconnectivity issues with Duke Electric.

Scott Hammerbacher informed the Board that the County was continuing to seek access for the County Water system.

With there being no further business before the Planning Board, Chairman Robert Mann adjourned the meeting at 7:08 P.M.

---

Mark McArn – Chairman  
Franklin County Planning Board

---

Katie Rhyne – Clerk  
Franklin County Planning Board