

FRANKLIN COUNTY PLANNING BOARD

September 13, 2016

The Franklin County Planning Board held its regular monthly meeting on Tuesday, September 13, 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

Staff: Jason Rogers, Scott Hammerbacher, 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 minutes from July 12, 2016, was made by Mark McArn, seconded by Mary Solomon. The motion passed unanimously.

Agenda Items:

1. 16_REZ_06 Spaulding & Norris, PA is requesting to rezone 1.896 acres at Cedar Creek Rd. (State Road 1116) in the Franklinton Township from Residential-1(R-1) to Residential-8 (R-8).

The application states that the Residential-8 zoning specifically associated with the cluster provisions would allow for greater design flexibility. The Planning Board approved a 233 lot preliminary subdivision plan on the subject tract on November 10, 2014. The applicant has stated within the petition that smaller lots are in demand at this time.

The proposed amendment to the zoning map is supported by the Franklin County Comprehensive Land Use Plan, including the Future Land Use Map dated November 17, 2006; and the recent zoning map amendments for parcels in the area of the subject property.

Brian Duncan. (972 Trinity Rd Raleigh, NC 27) – Represented the Petitioner.

Mr. Duncan commented that he had nothing to add to the presentation.

William Holden made a motion to approve the rezoning. Steve Mitchell seconded the motion. The motion passed unanimously.

2. 16_MAS_13 A preliminary plan has been submitted for Tarboro Road Subdivision. The proposed subdivision is located off Tarboro Road (State Road 1100) in the Youngsville Township in the R-15 Zoning District. The preliminary plan is for the subdivision of an approximately 30.07 acre tract into 18 lots. The average lot size is 1.538 acres. The subdivision is designed to be served by public water and septic systems.

The proposed subdivision is located off Tarboro Road (State Road 1100). According to NCDOT the average daily traffic along this section of Tarboro Road is approximately 3,100 vehicles per day.

Franklinton Elementary, Cedar Creek 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 the North Carolina Department of Transportation.
- All road designs and entrances must meet North Carolina Department of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent 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.
- 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.
- Final Tar-Pamlico stormwater management approval.
- 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 and NC DOT approval and shall be constructed as part of Phase 1.

William Holden asked if the lots were to be restricted to three (3) bedroom homes due to the preliminary soil analysis that the Franklin County Health Department provided.

Scott Hammerbacher replied that the soil analysis was preliminary and that the soil suitability for supporting homes of a larger size than three (3) bedroom homes was something that would be determined at the time of permitting.

Mike Moss (333 S White St. Wake Forest, NC 27587) – Represented the Petitioner.

Mike Moss replied that the maximum allowed rooms per lot was something that was determined after a site plan had been submitted for a home on the site.

William Wallace asked about the larger than normal size for lot eleven (11)

Mike Moss responded that there was a stream and a pond located on a large portion of the property making the soil unsuitable for a septic system for most of the lot.

William Wallace asked if the petitioner understood the requirements that were discussed.

Mike Moss answered that he did understand and was willing to adhere to all the requirements presented.

Steven Mitchell 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-14 A preliminary plan has been submitted for Cedar Ridge Subdivision. The proposed subdivision is located off Cedar Creek Road in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 27.82-acre tract into 68 lots with 3.94 acres of open space. The average lot size within this development is 12,841 square feet and the overall density equates to 2.8 dwelling units per acre. The subdivision is designed to be served by public water and sewer.

The proposed subdivision is located off Cedar Creek Road (State Road 1116). According to North Carolina Department Of Transportation the average daily traffic along this section of Cedar Creek Road is approximately 910 vehicles per day. A left turn lane will be required along Cedar Creek Rd.

Youngsville Elementary, Cedar Creek 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 the North Carolina Department Of Transportation.
- All road designs and entrances must meet North Carolina Department Of Transportation standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.

- 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 (25%) percent 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.
- Final Tar-Pamlico stormwater management approval.
- 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 and North Carolina Department Of Transportation approval and shall be constructed as part of Phase 1.

William Holden asked if the footprint on lot six (6) was an existing home or a proposed home.

Ben Williams (3803 B Computer Dr. STE 104 Raleigh, NC 27609) – Represented the Petitioner.

Mr. Williams explained that the drawing indicated a home that was currently existing on the property.

Mary Solomon asked how many entrances there were to the subdivision.

Scott Hammerbacher replied that there was one (1) current entrance that had been reviewed by the North Carolina Department of Transportation. He mentioned that the subdivision had a stub out road that could lead to another entrance in the future if another subdivision were to be approved.

William Holden asked if this subdivision would be impacted by the nearby graveyard present at the church adjacent to this lot.

Scott Hammerbacher responded that the Health Department were be responsible for the decision. Wells are something that could be impacted by a graveyard.

William Wallace asked the petitioner if he understood and accepted the additional requirements discussed by the Planning Board.

Ben Williams answered that he did understand and accept the conditions for approval.

Steven Buescher made a motion to approve the subdivision with the additional requirements submitted by planning staff. Mary Solomon seconded the motion. The motion passed unanimously.

In additional business, Scott Hammerbacher reported that the rezoning for Hill Ridge Farms had been approved by the Board of Commissioners. There were citizen concerns about the change in operation that may have resulted from the rezoning.

In further news, Mr. Hammerbacher informed the Board that the process for subdivision approval for County Water and Sewer allocation could change in the near future. He explained that the County has limited ability to treat water for new subdivisions. There was 450,000 gallons in question and the Board of Commissioners agreed to allocate

150,000 gallons to Youngsville's jurisdiction
150,000 gallons to Franklinton's jurisdiction
And 150,000 gallons for economic development purposes.

Steven Buescher asked what time frame the developers had to develop by if they were to be approved for water and sewer allocation.

Scott Hammerbacher explained that the policy was for the developer to provide the Board of Commissioners a schedule on how they will proceed with development, and if the schedule was not adhered to they would lose their ability to connect with the water and sewer allocation.

Mark McArn asked about the feasibility of developers choosing to develop on well and septic lots.

Scott Hammerbacher explained that there were many areas of the County primed for development opportunities such as South of NC 96 HWY and west of 91. He explained that he could not really determine what would happen until the Board of Commissioners provided some clarification on what should be expected in the future.

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

William Wallace – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board