



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Westra Subdivision Phase 1 (REQUEST FOR ONE-YEAR EXTENSION)

19-MAS-01
Husketh Rd

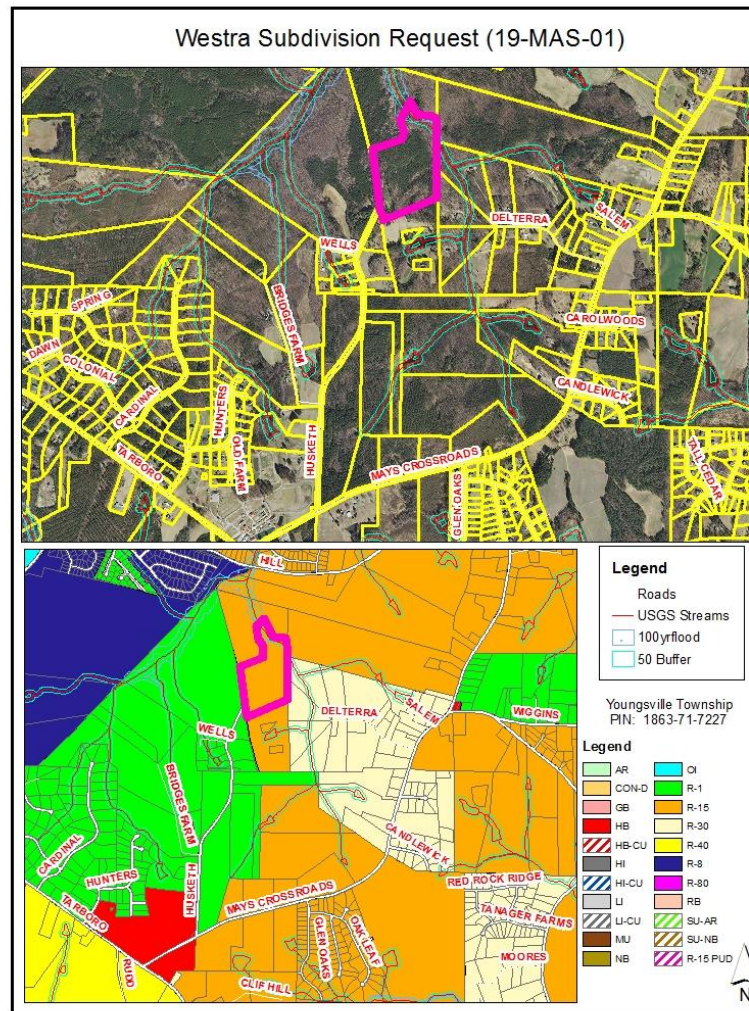
PETITIONER(S):

Name of Petitioner: FLM Engineering
Address: 8218 Creedmoor Rd #201
CityStateZip: Raleigh, NC 27613

OWNER

Name of Owner: Westra John & Ann
Address: 428 Husketh Rd.
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

Extension Request Email Correspondence

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
John & Ann Westra	1863-71-7227	R-15	28.9
TOTAL			28.9 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15 (Residential)	Vacant/Agricultural/Wooded
North	R-15 Residential	Farmington Oaks & Ashton Meadows
South	R-1 Residential	Residential/Existing Cedar Creek West Subdivision
East	R-30 Residential	Residential/Wooded
West	R-1 Residential	Agricultural/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A one-year extension request has been submitted has been submitted for Westra Subdivision Phase 1. This property is located on Husketh Rd. in Youngsville Township in the R-15 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 28.9 acres into 74 lots. The subdivision is designed to be served by County Water and Sewer. There are 5.9 acres of dedicated open space in this development.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low-Medium Density Residential.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> R-15 Residential (Cluster)	10,000	50	20	10	15

Water/Sewer Service: The development is designed to be served by County water and sewer.

Transportation: The proposed subdivision is located off Husketh Rd which is located off of Mays Crossroads (SR 1112). The 2016 average daily traffic count for Mays Crossroads Rd is 3,100 vehicles per day. A left-turn lane shall be installed on Mays Crossroads Rd at Husketh Rd prior to the recording of the 50th lot.

Environmental Issues: The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

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

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed subdivision extension request, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the one-year extension request for Westra Subdivision Phase 1 located on Husketh Rd. in Youngsville Township in the R-15 Residential Zoning District for the subdivision of approximately 28.9 acres into 74 lots with the following conditions:

- Left-turn lane improvement shall be installed on Mays Crossroads Rd. at Husketh Rd. prior to recording the 50th lot of the first phase.
- Installation of northbound left-turn lane at the Mays Crossroads Rd and Husketh Rd intersection. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 100 feet and adequate taper.)
- Installation of northbound left-turn lane at the intersection of Mays Crossroads Rd and NC Hwy 56. (Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 50 feet and adequate taper.)
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approved NC DOT driveway permit.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- All stub roads/streets shall be built/constructed to the property line.
- Allocation of water and sewer shall be approved by the Board of County Commissioners prior to the expiration of the preliminary plat and prior to any water meters being set. All System Development Fees need to be paid prior to recording of the plat to the Public Utilities Office in the form of cash, credit card, or check.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Final Tar-Pamlico stormwater Review approval.

- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Public Greenway.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation and Maintenance Plan and Legal O & M Agreement for each stormwater controls/devices shall be submitted and recorded with the final plat.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following statement shall be on the final plat: "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.
- 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 center is subject to County approval and shall be constructed as part of the first phase.