



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Graylan Subdivision (One-Year Extension Request) 19-MAS-07 Jackson Rd

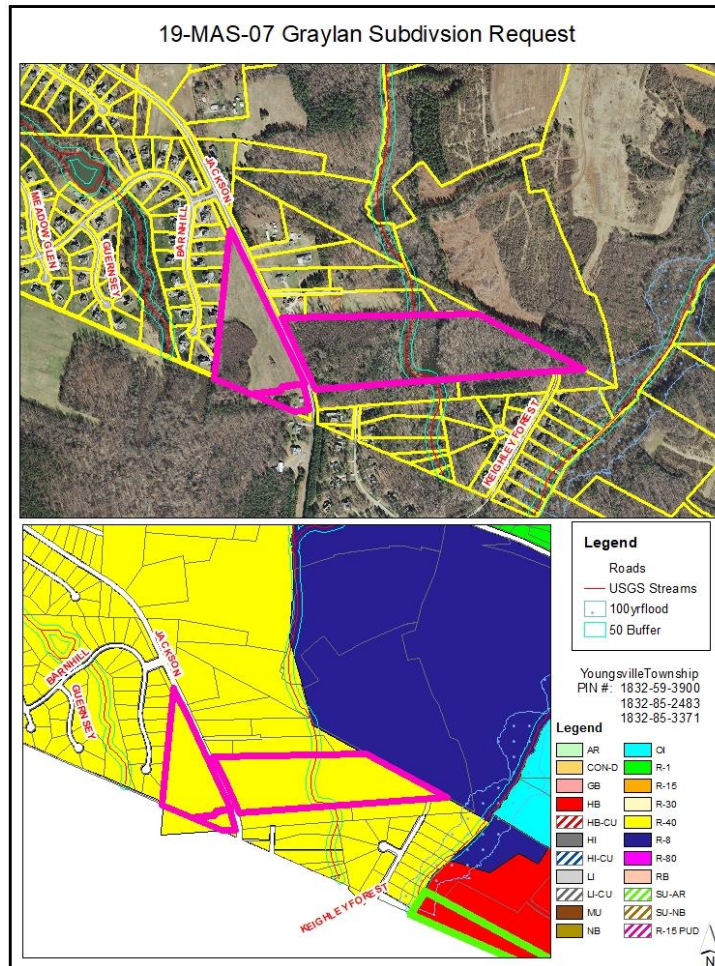
PETITIONER(S):

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

OWNER

Name of Owner: 1137 Limited Partnership
Address: 2800 Durham Rd
CityStateZip: Wake Forest, NC 27587

LOCATION



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
1137 Limited Partnership	1832-59-3900	R-40	40.30
	1832-85-2483		
	1832-85-3371		
TOTAL			40.30 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 (Residential)	Vacant/I/Wooded
North	R-40/R-8Residential	Residential/Wooded
South	R-40 Residential	Residential/Wooded
East	R-8 Residential	Vacant/Wooded
West	R-40 Residential	Residential Silo Glen Subdivision

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A one-year extension request has been submitted for Graylan Subdivision. This property is located off Jackson Rd in Youngsville Township in the R-40 Residential Zoning District. The preliminary plan is for the subdivision of approximately 40.30 acres into 40 lots with an average lots 31,094 square feet. The subdivision is designed to be served by a community well/water system and private/individual septic tanks. There are 7.76 acres of dedicated open space in this development. This subdivision was previously approved by the Planning Board on July 9, 2019.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Rural.

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-40 Residential (Cluster)	30,000	75	35	10	30

Water/Sewer Service: The development is designed to be served by a community well/water system and private/individual septic systems.

Transportation: The proposed subdivision is located off Jackson Rd (SR 1137). Recent traffic counts collected by NCDOT indicate that the average daily traffic count for this section of Jackson Rd is approximately 4,800 vehicles per day.

Environmental Issues: The Falls Lake 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: Long Mill 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 Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the one-year extension request for Graylan Subdivision located off Jackson Rd. in Youngsville Township for the subdivision of approximately 40.30 acres into 40 lots with the following conditions:

- The street right-of-way shall be constructed to connect with existing SR 1925 Keighley Forest Dr. within Keighley Forest subdivision to provide connectivity required by the UDO.
- Joint driveways are required for Lots 35-40.
- Sedimentation and erosion control plan approval.
- Approval from NCDEQ for all stream crossings and impacts to riparian buffers is required prior to recording the final plat.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approved NC DOT driveway permit. (Installation of all improvements as required by NCDOT)
- 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.
- 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 Falls Lake Stormwater Review approval.
- 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 control shall be submitted and recorded with the final plat.
- Receipt of the Mitigation Credit Transfer Certificate.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.

- 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.
- No off-site septic systems or easements.
- Final water system approval by the NC Department of Environmental and Natural Resources must be submitted prior to recording the final plat.
- The identified community well sites may not be converted to buildable lots/sites at a future date. The sites must remain permanent open space.
- 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.
- Provide a letter of approval/acceptance for the Mail Kiosk and box assignments from the Post Office prior to recording the final plat.
- Approval from COE/DWR for wetland impacts shown if applicable.
- 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.