



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Highway 56 Hwy Subdivision 20-MAS-05 NC 56 Hwy

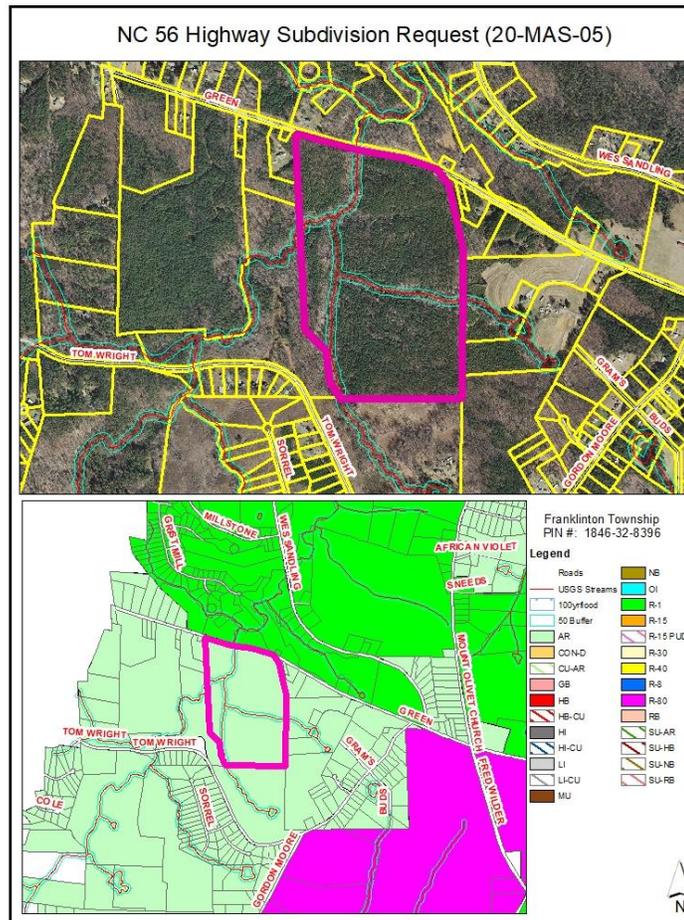
DEVELOPER(S):

Name of Developer: Trinity Group Investments, LLC
Address: 28 Hayes Way
CityStateZip: Franklinton, NC 27525

OWNER

Name of Owner: Swanlake Holdings, LLC
Address: 1951 Clark Avenue
CityStateZip: Raleigh, NC 27605

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Swanlake Holdings, LLC	1846-32-8396	AR	96.424
TOTAL			96.424 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	AR Agriculture Residential	Vacant/Wooded
North	R-1 Residential	Vacant/Wooded
South	AR Agriculture Residential	Residential/Wooded
East	AR Agriculture Residential	Residential
West	AR Agriculture Residential	Wooded/Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Highway 56 Subdivision. This property is located off NC 56 Hwy in Franklinton Township in the Agriculture Residential District. The preliminary plan is for the subdivision of approximately 96.424 acres into 56 lots. The subdivision is designed to be served by private wells and septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Agriculture 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> AR Residential	30,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by private wells and septic systems.

Transportation: The proposed subdivision is located off NC 56 Hwy. The 2018 average daily traffic count for this section of NC 56 Hwy is approximately 8,100 vehicles per day.

Environmental Issues: The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre. Two streams with Tar-Pamlico Riparian Buffers bisect this property. The developer will be required to secure NCDEQ approval for all stream crossings.

Schools: Franklinton Elementary, Franklinton 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 preliminary plan for Highway 56 Subdivision located off NC 56 Hwy in Franklinton Township for the subdivision of a 96.424 acre parcel into 56 lots with the following conditions:

- NCDEQ Erosion and Sedimentation control permit.
- NCDEQ approval for impacts to riparian buffers.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- Left and right turn lanes shall be installed for each entrance prior to recording the first phase
- All stub roads/streets shall be constructed to the adjoining property line.
- Approved NCDOT 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 NCDOT 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 UDO 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.
- Provide a letter of approval/acceptance for the Mail Kiosk and Mail Kiosk box assignment from the Post Office.
- 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 and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.