



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Brookshire Phase 2 Subdivision 20-MAS-07 NC 96 HWY

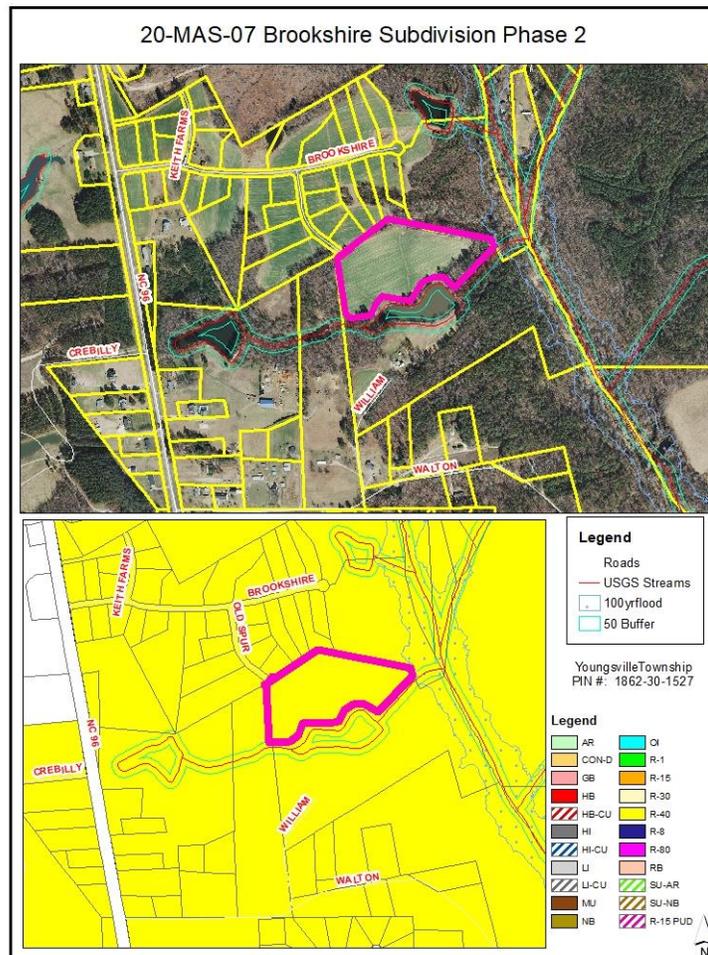
DEVELOPER(S):

Name of Developer: Keith Farms, LLC
Address: PO Box 610
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: David Thomas Preddy
Address: 331 E. Main Street
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
David Thomas Preddy	1862-30-1527	R-40 Residential	10.80
TOTAL			10.80 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Agricultural/Open
North	R-40 Residential	Residential-Brookshire Phase 1
South	R-40 Residential	Agricultural/Residential
East	R-40 Residential	Wooded
West	R-40 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Brookshire Phase 2 Subdivision. This property is located on NC 96 Hwy in Youngsville Township in the R-40 Residential (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 10.860-acre parcel into 8 lots. The subdivision is designed to be served by individual/private wells and septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low 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-40 Residential	40,000	125	50	20	50

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

Transportation: The proposed subdivision is located off NC 96 Hwy. The average daily traffic for this section of NC 96 Hwy is 8,300 vehicles per day.

Environmental Issues: This property is located in the Neuse River basin within the WS II Watershed. The impervious surface limitation per lot is 12,254 square feet.

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 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 Brookshire Subdivision Phase 2 located off of NC 96 Hwy in Youngsville Township for the subdivision of approximately 10.860-acre parcel into 8 lots 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 NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards.
- 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) (Brookshire Phase 1) shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording this phase and/or 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.
- 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 drainage easements
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.