



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Golden Ridge Subdivision Phase 2 20-MAS-11 Mays Crossroads Rd.

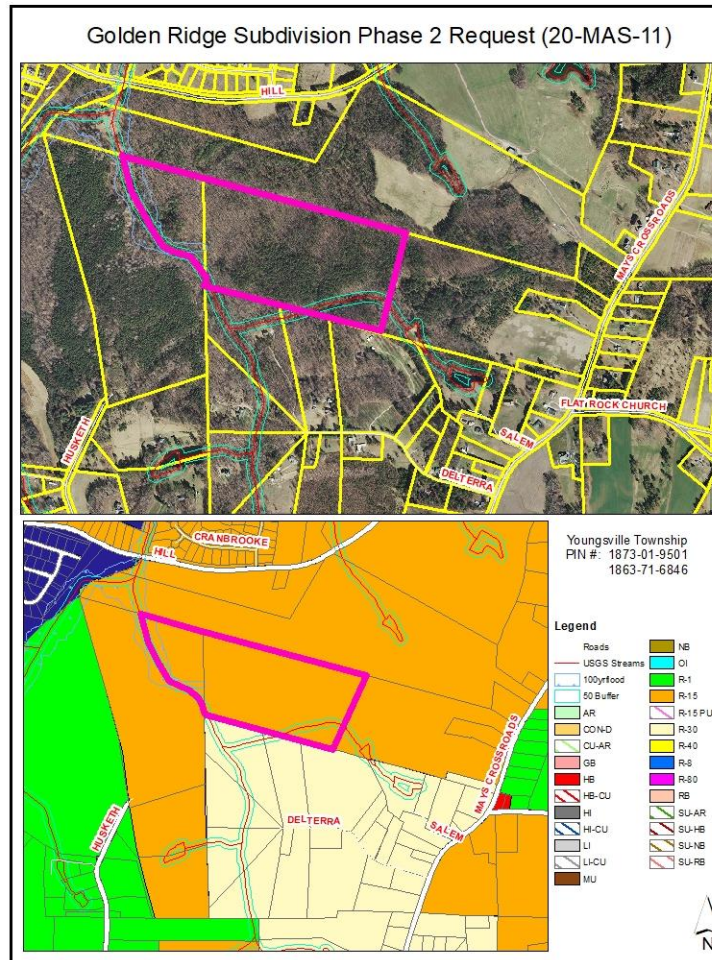
PETITIONER(S):

Name of Petitioner: Mays Crossroads, LLC by FLM
Engineering
Address: 1151 Tarboro Rd
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: JD Goldston Jr No 3 LLC
Address: 13100 Creedmoor Rd
CityStateZip: Raleigh, NC 27613

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
JD Goldston Jr 3 LLC	1873-01-9501 1863-71-6846	R-15	55.39
TOTAL			55.39

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15 Residential	Vacant/Wooded
North	R-15 Residential	Vacant/Agricultural/Wooded
South	R-30 Residential	Residential
East	R-15 Residential	Golden Ridge Subdivision Phase 1
West	R-15 Residential	Westra Subdivision

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Golden Ridge Subdivision Phase 2. This property is located on Mays Crossroads Rd. in Youngsville Township in the R-15 Residential Zoning District. The subject property is also located within the Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 55.39 acres into 137 lots with 13.05 acres of dedicated open space. The proposed average lot size is 10,898 sq. ft. The subdivision is designed to be served by County water and sewer. The developer is proposing a future public greenway easement along the sanitary sewer easement.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Suburban 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)	15,000	80	30	10	25
R-15 Cluster (Residential)	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 Mays Crossroads Rd. The 2018 average daily traffic count for this section of Mays Crossroads Rd is 1,900 vehicles per day.

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 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 Golden Ridge Subdivision, located off Mays Crossroads Rd. in Youngsville Township for the subdivision of approximately 55.39 acres into 137 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 DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit
- Installation of left-turn lane on Mays Crossroads Rd. prior to recording the 50th lot of Phase 1. (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.)
- 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 Transportations maintained roads system.
- The following disclosure statements 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.
- The following note shall be placed on the final plat: No structures, fences, walls, HVAC equipment, trees, shrubs, landscapes or other items that obstruct maintenance vehicles may be installed within the drainage easements shown. Per the Operation and Maintenance Agreement recorded in the Register of Deeds, the property owners grant the County the right, privilege and easement across the property for the purpose of inspecting, monitoring, etc., the stormwater control measure as needed. Note that maintenance of the drainage easement is the responsibility of the underlying property owners, who shall maintain the easement to allow positive conveyance of stormwater.

- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase/s of subdivisions shall be incorporated into the NC DOT Secondary Road Maintenance Program prior to recording future phase/s of subdivision.
- 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.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- Provide a letter of approval/acceptance for the Mail Kiosk and box assignments from the Post Office prior to recording 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 statement shall be on the final plat: These parcels are located within one (1) mile of an existing voluntary agricultural district. Normal agricultural operations may conflict with residential use. NC Law (General Statute Section 106-701) provides protection for existing agricultural operations.
- 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.
- 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, open space, and drainage easement maintenance.
 - Street lighting plan
 - Mail center/kiosk is subject to County approval and shall be constructed as part of the first phase.