



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL– New Liberty Subdivision 21-MAS-09 NC 96 Hwy

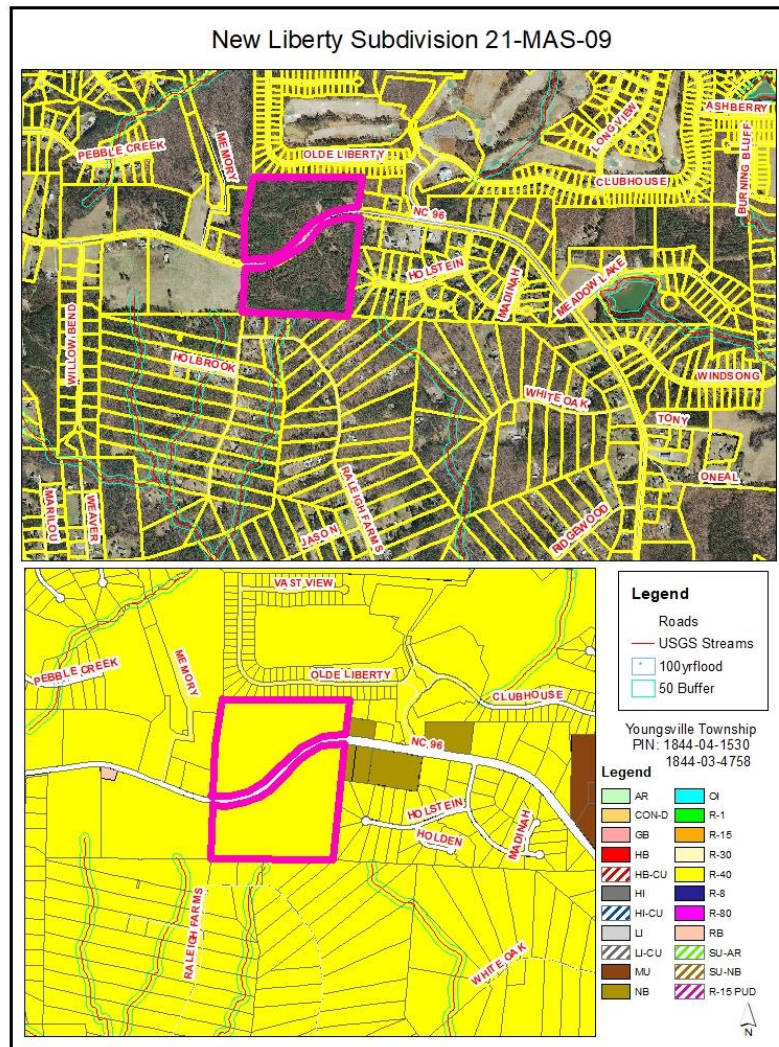
### PETITIONER(S):

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

### OWNER

Name of Owner: D E and L Land LLC  
Address: 4378 Holly Grove Rd  
CityStateZip: Thomasville, NC 27360

### LOCATION



**ATTACHMENTS:**  
Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
D E and L Land LLC	1844-04-1530 1844-03-4758	R-40	54.76
<b>TOTAL</b>			<b>54.76</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-40 (Residential)	Wooded
<b>North</b>	R-40 Residential	Olde Liberty Subdivision
<b>South</b>	R-40 Residential	North Raleigh Farms Subdivision
<b>East</b>	R-40 Residential/Neighborhood Business NB	Wooded/Vacant
<b>West</b>	R-40 Residential	Residential

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for New Liberty Subdivision. This property is located on NC 96 Hwy. in Youngsville Township in the R-40 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 54.76 acres into 45 lots with an average lot size of 37,372 square feet. The subdivision is designed to be served by County water and private/individual septic systems. There are 11.34 acres of dedicated open space in this development.

**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)	20,000	75	35	10	30

**Water/Sewer Service:** The development is designed to be served by County water and private/individual septic systems.

**Transportation:** The proposed subdivision is located off NC 96 Hwy. The 2019 average daily traffic count for this section of NC 96 Hwy is 5,300 vehicles per day.

**Environmental Issues:** The subject property is located within the Tar-Pamlico Basin and Falls Lake Watersheds. The 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, 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 New Liberty Subdivision, located off NC 96 Hwy in Youngsville Township for the subdivision of approximately 54.76 acres into 45 lots with the following conditions:

- 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.
- 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.
- Allocation of water 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.
- The following statement shall be placed on the Final Plat: No structures, fences, walls, HVAC equipment, trees, shrubs, hardscapes or other items that obstruct maintenance vehicles may be installed within the drainage access easements. 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.
- Final Tar-Pamlico 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.
- 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.
- Landscape Plan (street tree location and species, 50' buffer planting detail)
  - 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. Provide a letter of approval/acceptance for the mail kiosk and box assignment from the Post Office.