



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – PRINCETON MANOR, PHASE 2 15-MAS-05 OFF HOLDEN ROAD (STATE ROAD 1147) & JACKSON ROAD (STATE ROAD 1137)

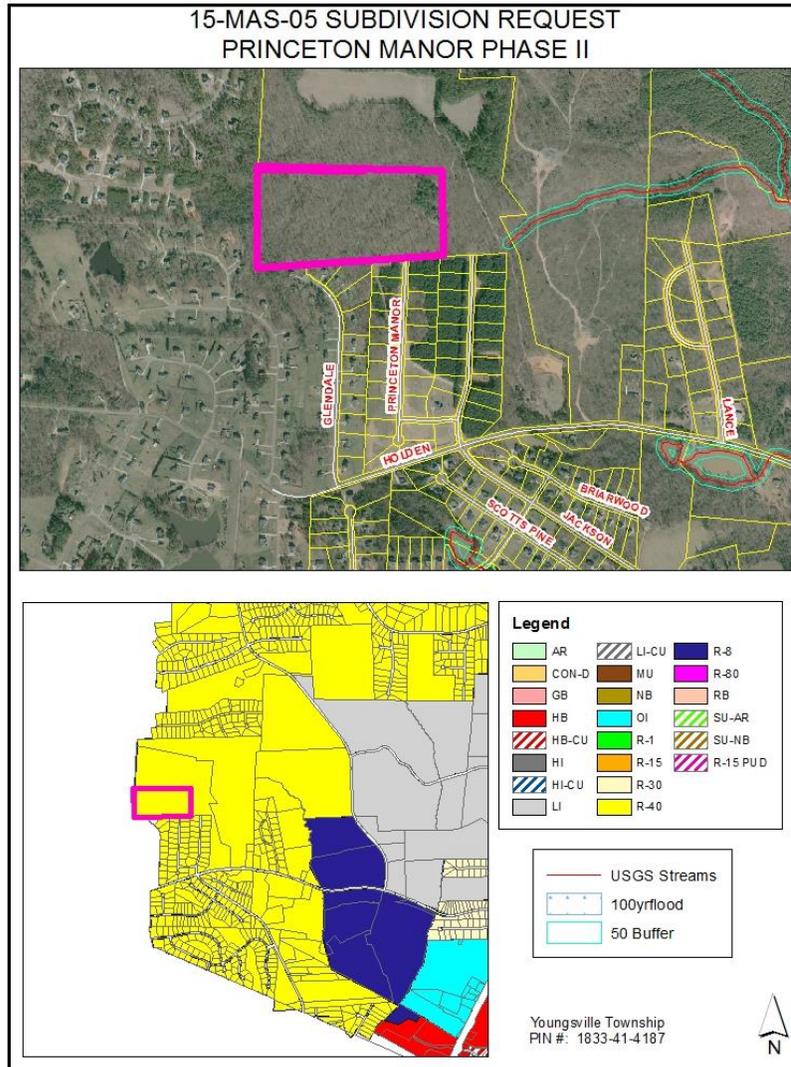
DEVELOPER(S):

Name of Developer: Greenpointe, LLC
Address: 1426 Wall Road
CityStateZip: - Wake Forest, NC 27589

OWNER

Name of Owner: Christina Carlson
Address: 1736 Holden Road
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

Site Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Christiana I Carlson	1833-41-4187	R-40 Residential	30 Ac
	& Granville County		
TOTAL			30 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant
North	R-40 Residential	Vacant
South	R-40 Residential	Princeton Manor Subdivision
East	R-40 Residential	Vacant
West	Granville County	AR 40 Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Princeton Manor Subdivision Phase 2. This proposed subdivision is adjacent to the previously approved Princeton Manor Subdivision (44 lots) located off of Holden Road (State Road 1147) and Jackson Road (State Road 1137) in Youngsville Township in the R-40 Residential Zoning District. The Phase 2 preliminary plan is for the subdivision of approximately 30 acres into 22 lots. Approximately 19 acres of this subdivision is located within Franklin County, with the remainder located in Granville County. This property is located in the WS IV Falls Lake Watershed. The subdivision is designed to be served by public water 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 (Cluster)	20,000	75	35	10	30

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

Transportation: The proposed subdivision is located off of Holden Road (SR 1147) and Jackson Road (SR 1137). No recent daily traffic count information is available.

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. The portion of the subdivision located within Granville County will be used for stormwater management. A permanent agreement or easement will be required for preservation of open space in Granville County.

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 Princeton Manor Subdivision, Phase 2 located off of Holden Road (State Road 1147) in Youngsville Township for the subdivision of approximately 30 acres into 22 lots with the following conditions:

- A permanent agreement or easement will be required for preservation of open space in Granville County.
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC Dept of Transportation.
- All road designs and entrances must meet NC DOT standards.
- 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Falls Lake stormwater review approval.
- 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
- Street lighting plan
- Mail center is subject to County approval and shall be constructed as part of the first phase of Phase 2.