



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – KEITHLEY FARMS, PHASE 1

15-MAS-06
NC 96 HWY

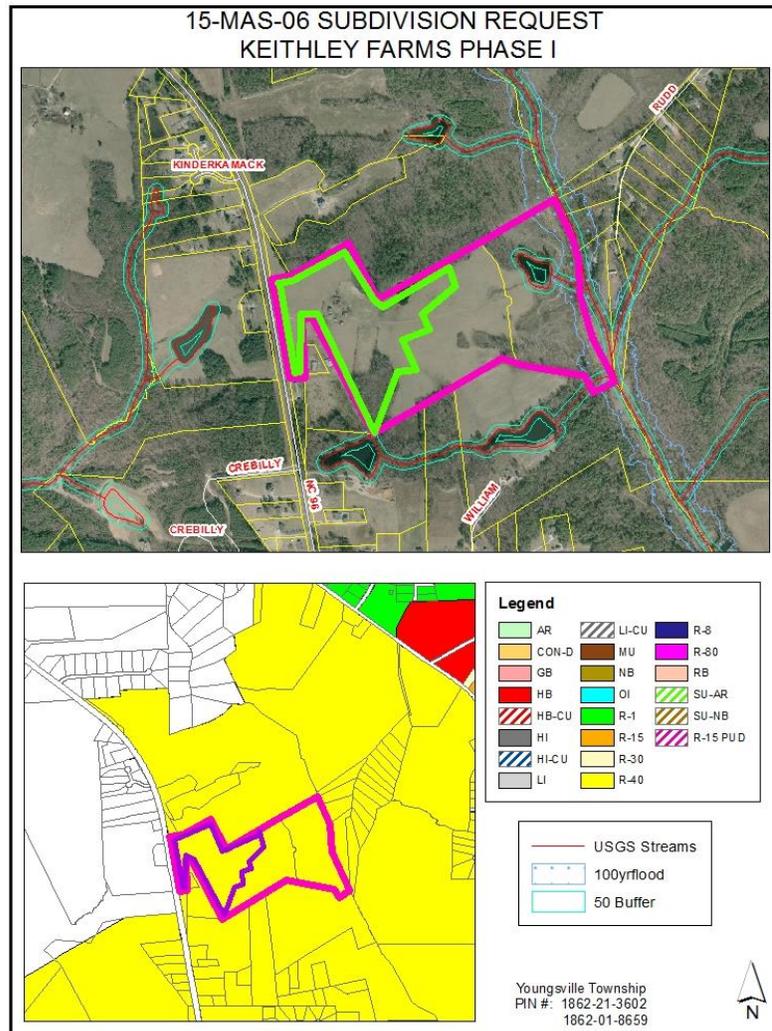
DEVELOPER(S):

Name of Developer: Keith Farms, LLC
Address: 112-C Wheaton Avenue
CityStateZip: - Youngsville, NC 27596

OWNER

Name of Owner: Keith Farms, LLC
Address: 112-C Wheaton Avenue
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Keith Farms, LLC	1862-11-8555 & 1862-31-1894	R-40 Residential	75.965 Ac
TOTAL			75.96 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant
North	R-40 Residential	Vacant
South	R-40 Residential	Residential
East	R-40 Residential	Residential
West	Town of Youngsville ETJ	Vacant/Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Keithley Farms Subdivision Phase 1. 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 24.386 acres of a 75.965 acre parcel into 15 lots. The Phase 1 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 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

Lot width on Lot 1 with 50 ft landscape buffer could pose potential problem with house location and setbacks.

Water/Sewer Service: Phase 1 of the development is designed to be served by private wells and septic systems.

Transportation: The proposed subdivision is located off of NC 96 Hwy. The average daily traffic for NC 96 Hwy is 4,900. The NC Dept of Transportation is requiring a left turn lane with a minimum of 100 ft of storage and appropriate tapers.

Environmental Issues: This property is located in a WS II Watershed in the Neuse River basin. There is a pond and several streams with riparian buffers on this property. There is also a flood zone along Little River creek on the eastern portion of the property.

Comments from the Franklin County Health Department: A site visit has not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 8, 9,10,11,12, and 13 appear to be the most challenging based on useable soil areas, topography and proposed property lines. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. Lot 8 has very limited useable soil area and the topography of the lot appears to make septic design difficult. For these reasons, I suggest a soil consultant evaluate these lots and determine the best house location and septic design. Any property lines that may need to be adjusted can be done at this time as well. The remaining lots of phase 1 appear to be suitable for the installation of a subsurface septic system.

Schools: Youngsville 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 Keithley Farms Subdivision, Phase 1 located off of NC 96 Hwy in Youngsville Township for the subdivision of approximately 24.386 acres of a 75.965 acre parcel into 15 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 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.
- 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 1.