



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – KEITHLEY Subdivision 16-MAS-01 NC 96 HWY

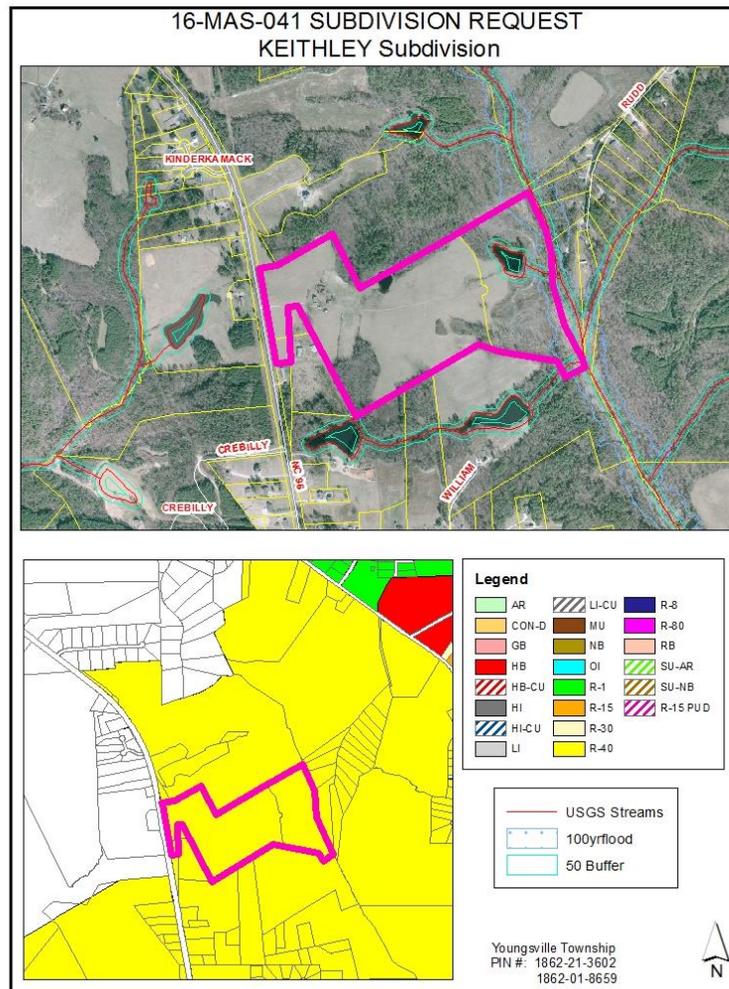
DEVELOPER(S):

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:

Site Plan

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 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 75.96 acres into 35 lots. The subdivision is designed to be served by private wells and septic systems. A preliminary plat of this property was perviously approved by this Board on October 13, 2015 for the subdivision of 24.386 acres into 15 lots.

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 Lots 1 and 17 with 50 ft landscape buffer could pose potential problem with house location and setbacks.

Water/Sewer Service: 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, 13, 21, 22, 23, 32, and 35 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. 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 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 Subdivision located off of NC 96 Hwy in Youngsville Township for the subdivision of approximately 75.965 acre parcel into 35 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.