



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Falls Creek Subdivision 16-MAS-05 Sid Mitchell Rd./Holden Rd.

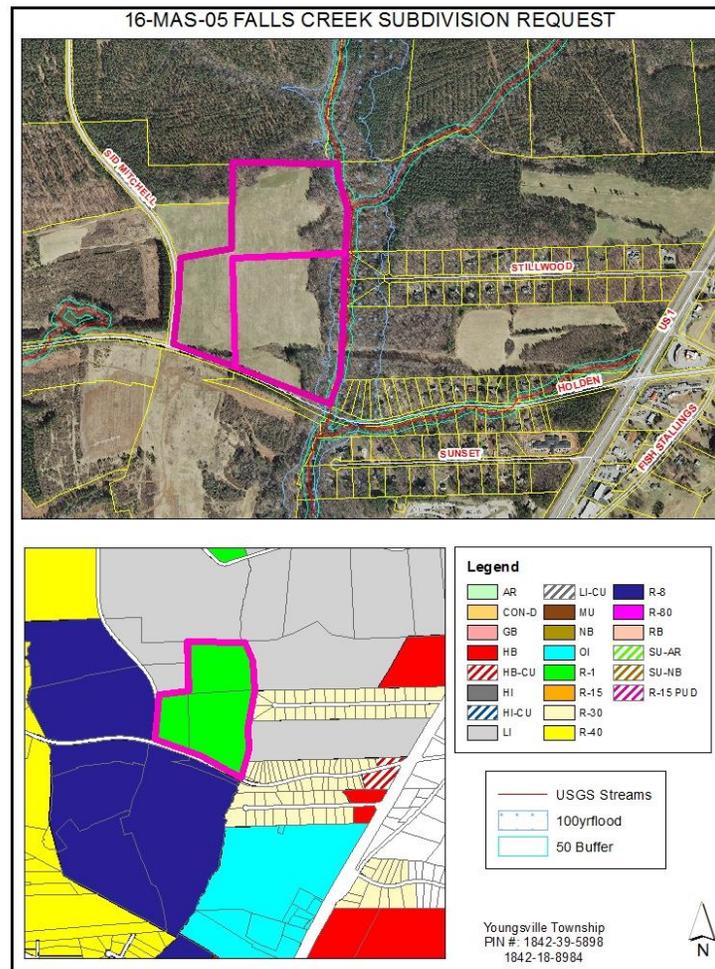
### DEVELOPER(S):

Name of Developer: Winslow Custom Homes, INC  
Address: 112-C Wheaton Avenue  
CityStateZip: Youngsville, NC 27596

### OWNER

Name of Owner: James T. Moss, Jr & William H. Moss, Trustee  
Address: P.O. Box 960  
CityStateZip: Youngsville, NC 27596

### LOCATION



### ATTACHMENTS:

Subdivision Plan/Soils Layout

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
James T. Moss, Jr. & William H. Moss, Trustee	1842-39-5898/1842-18-8984	R-1 Residential	60.967
<b>TOTAL</b>			<b>60.967 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-1 Residential	Vacant/Open
<b>North</b>	LI (Light Industrial)	Vacant/Open
<b>South</b>	R-8 Residential	Vacant/Open
<b>East</b>	LI (Light Industrial)	Vacant/Open
<b>West</b>	R-8 Residential	Vacant/Residential (Proposed Subdivision Addyson at Holden Road)

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Falls Creek Subdivision. This property is located off Holden Rd and Sid Mitchell Rd. in Youngsville Township in the R-1 Residential (WS IV Watershed) Falls Lake District. The preliminary plan is for the subdivision of approximately 60.967 acres into 57 lots. The subdivision is designed to be served by County water and private septic systems. The impervious surface ratio shall not exceed 24%.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Industrial.

**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-1 Residential	20,000	100	30	10	25

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

**Transportation:** The proposed subdivision is located off Holden Rd and Sid Mitchell Rd. The average daily traffic for Holden Rd. is 4,300 vehicles per day. Lots 1, 27, 28, 31, 32, 35, 36, 37, and 38 shall be served internally. The NC Department of Transportation stated that a turn lane may be required.

**Environmental Issues:** This property is located in a WS IV (Falls Lake) Watershed in the Neuse River basin. The impervious surface ratio shall not exceed 24%. There is a pond and several streams with riparian buffers on this 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 17, 18, 19, 30, 34, and 35 may need layout and design. Lots 20, 21, 22, 23, 24, 25, 26, 31, 32, and 39 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.

**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 Falls Creek Road Subdivision located off of Holden Rd. and Sid Mitchell Rd. in Youngsville Township for the subdivision of approximately 60.967 acre parcel into 57 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 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.
- 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.