



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– BAILEY FARMS SUBDIVISION (Revised) 16-MAS-10 (Revised) US 401 HWY

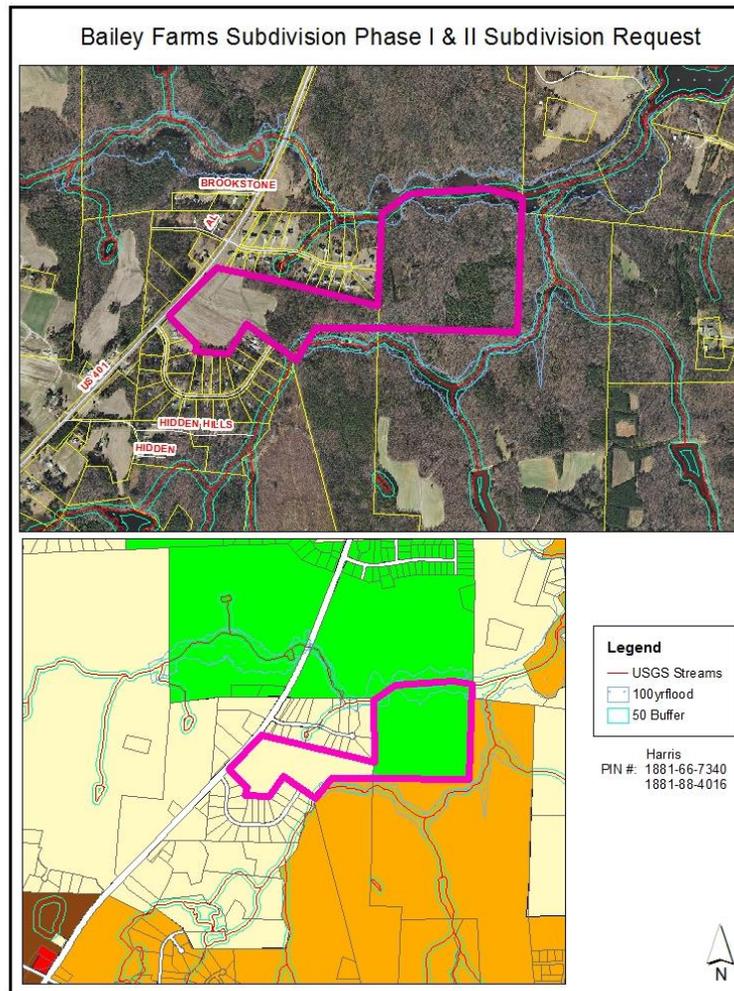
PETITIONER(S):

Name of Petitioner: Crosswind Development
Address: 2550 Capitol Drive – Suite 105
CityStateZip: - Creedmoor, NC 27522

OWNER

Name of Owner: Crosswind Development
Address: 2550 Capitol Drive – Suite 105
CityStateZip: Creedmoor, NC 27522

LOCATION



ATTACHMENTS: Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Crosswinds Development	1881-88-4016	R-1 Residential	58.53 Acres
(James R & Martha Bailey)	1881-66-7340	R-30 Residential	22.16 Acres
TOTAL			80.69 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30/R-1 Residential	Approved (71 Lot) Bailey Farms Subdivision
North	R-30 Residential	Residential/Woodlake Subdivision
South	R-30 Residential	Residential/Beaver Creek Subdivision
East	R-1 & R-15 Residential	Vacant
West	R-30 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *revised preliminary* plan has been submitted for Bailey Farms Subdivision Phase I & II. This property is located on US 401 Hwy in Harris Township in the R-30 Residential and R-1 Residential Zoning Districts. It is also located within the Airport Height Overlay District. The original approved preliminary plan was for the subdivision of approximately 80.69 acres into 71 lots. Phase I of this subdivision was recorded on September 19, 2016. The revised plan will add (1) one additional lot to the development. The subdivision is designed to be served by a community water system and individual septic systems. The subdivision is designed using the cluster provision of the Unified Development Ordinance requiring a minimum of 20% open space. There are (11) eleven acres of dedicated open space in this development.

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-30 Residential	20,000	75	25	10	20
R-1 Residential	20,000	75	25	10	20

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

Transportation: The proposed subdivision is located off of US 401 Hwy. The 2012 average daily traffic count for US 401 Hwy is 9,600 vehicles per day. Information from the NC Department of Transportation states when the US 401 HWY widening gets funded and built, this drive will become a right in right out driveway.

Environmental Issues: The Bailey Farms Subdivision preliminary plan has a riparian buffer and several small flood zone areas on the eastern portion and northern portion of the property. The proposed subdivision plan provides 9.20 acres of open space along the 100 year floodplain. The Tar-Pamlico 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: Royal Elementary, Bunn Middle, and Bunn 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 Bailey Farms Subdivision, located off of US 401 Hwy in Harris Township for the subdivision of approximately 80.69 acres into 72 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 DOT.
- 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.
- Water system approved by the NC Department of Environmental and Natural Resources.
- Community wells and 100 ft radius for Beaver Creek Subdivision and Woodlake Subdivision shall be reflected on final plat. Setbacks from the well must be maintained. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Final Tar-Pamlico stormwater Review approval.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone-AHOC and all or portion of the property described hereon is within an area that is subject to an average noise level near to or exceeding 55 DNL.
- 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 and NC DOT approval.