



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – TARBORO ROAD SUBDIVISION 16-MAS-13 TARBORO ROAD

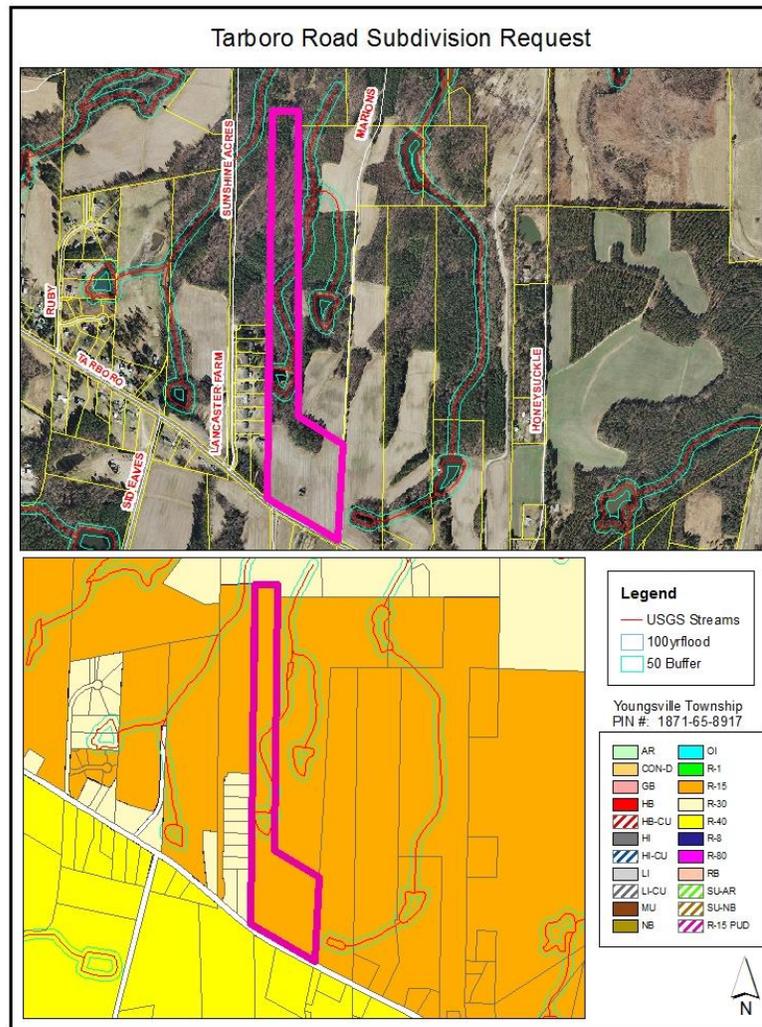
PETITIONER(S):

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

OWNER

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

LOCATION:



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Winslow Custom Homes, LLC	1871-65-8917	R-15	30.07
TOTAL			30.072

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15	Vacant
North	R-30	Residential
South	R-40	Residential
East	R-15	Residential (Vacant)
West	R-30	Residential (Sunshine Acres Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Tarboro Road Subdivision. The proposed subdivision is located off Tarboro Road (State Road 1100) in Youngsville Township in the R-15 Zoning District. The preliminary plan is for the subdivision of an approximately 30.07 acre tract into 18 lots. The average lot size is 1.538 acres. 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-Medium 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-15	15,000	80	30	10	25

Water/Sewer Service: The development is designed to be served by public water and private septic systems. The water allocation will be done at the discretion of the Board of Commissioners. Staff is recommending that the development be approved conditional upon formal allocation of utilities by the BOC.

Transportation: The proposed subdivision is located off Tarboro Road (State Road 1100). According to NCDOT the average daily traffic along this section of Tarboro Road is approximately 3,100 vehicles per day.

Environmental Issues: There is a pond and a riparian buffer located on Lot 11 in the northern portion of the subdivision.

Comments from the Franklin County Health Department: Lots in Tarboro Road Subdivision appear to have enough suitable soil to support 3 BDR homes based on the soils report and map this office

received. This in no way guarantees issuance of any septic permit or any specific type of septic system for these lots.

Schools: Royal Elementary, Cedar Creek 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 Tarboro Road Subdivision located off Tarboro Road in Youngsville Township for the subdivision of a 30.07 acre parcel into 18 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 Department of Transportation.
- All road designs and entrances must meet NC DOT standards.
- 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.
- 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.
- Final Tar-Pamlico stormwater management 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 and NC DOT approval and shall be constructed as part of Phase 1.