



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Reddick Tract Subdivision 17-MAS-01 Sid Mitchell Rd.

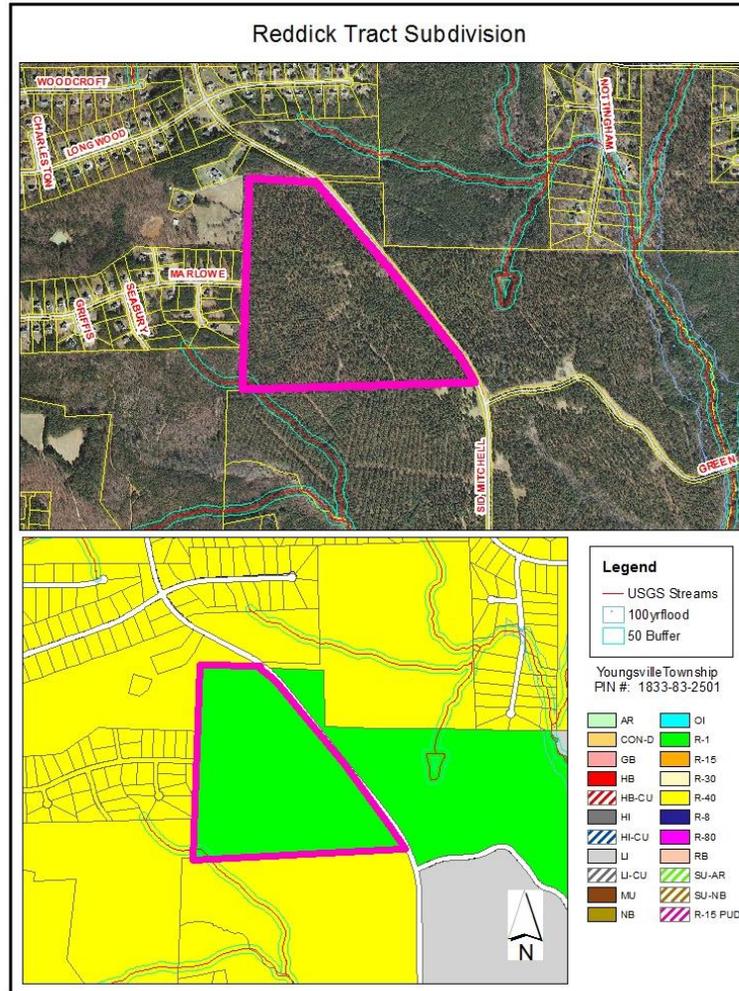
DEVELOPER(S):

Name of Developer: Saintsbury, LLC
Address: 3434 Kildaire Fame Rd., Suite 135
CityStateZip: Cary, NC 27518

OWNER

Name of Owner: Harold & Matt Reddick, LLC
Address: 8811 Cypress Lakes Dr.
CityStateZip: Raleigh, NC 27615

LOCATION



ATTACHMENTS:

Subdivision Plan/Soils Layout

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Harold & Matt Reddick	1833-83-2501	R-1 Residential	83.07
TOTAL			83.07 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1 Residential	Vacant/Open
North	R-40 Residential	Residential
South	R-40 Residential	Residential
East	Light Industrial (LI)	Vacant/Open
West	R-40 Residential	Residential (Existing Woodcroft Estates Subdivisions)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Reddick Tract Subdivision. This property is located off 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 83.07 acres into 84 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 Low-Medium 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-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 Sid Mitchell Rd. The average daily traffic count on nearby Holden Rd is 4,300 vehicles per day. Lots 1-10 and 75-84 shall be served internally. The NC Department of Transportation stated that a left turn lane will be required.

Environmental Issues: This property is located in the WS IV (Falls Lake) Watershed in the Neuse River basin. The impervious surface ratio shall not exceed 24%. There is a stream with riparian buffer on located on Open Space Lot 3.

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 Reddick Tract Subdivision located off Sid Mitchell Rd. in Youngsville Township for the subdivision of approximately 83.07 acre parcel into 84 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 BMP Maintenance and Open Space Access easements shown on preliminary plan shall be designed as an individual parcels of land on Final Plat. These individual/separate parcels must be a minimum of 20' feet wide in order to meet fire/emergency access requirements.
- 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.