



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – GOLDMARK SUBDIVISION 17-MAS-02 TARBORO ROAD

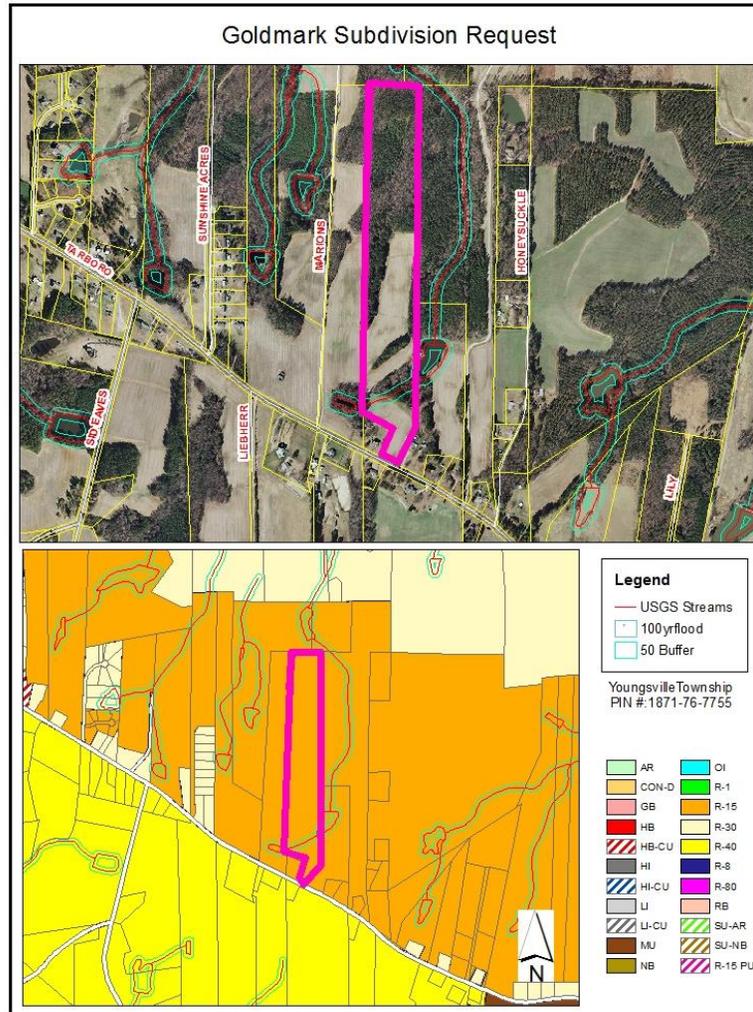
PETITIONER(S):

Name of Petitioner: Goldmark Construction, LLC
 Address: 5000 Falls of Neuse Rd. Suite235
 CityStateZip: Raleigh, NC 27609

OWNER

Name of Owner: Walter & Laura Hollingsworth
 & Firstline Construction
 Address: P.O. Box 61
 CityStateZip: Louisburg, NC 27549

LOCATION:



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Walter & Laura Hollingsworth	1871-76-7755	R-15	32.511
TOTAL			32.511 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15	Agricultural/Open
North	R-15	Agricultural/Wooded
South	R-40	Residential
East	R-15	Agricultural/Open
West	R-15	Agricultural/Open

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Goldmark 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 32.511 acre tract into 25 lots. The average lot size is 1.155 acres. The subdivision is designed to be served by individual wells 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 individual wells and private septic systems.

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 are streams with riparian buffers located across several lots of the subdivision.

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 32.511 acre parcel into 25 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.
- 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 kiosk is subject to County and NC DOT approval and shall be constructed/completed as part of Phase 1. This includes, but not limited to marked parking spaces, handicap signage, lighting, and mailbox installation.