



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Gill Plantation 17-MAS-03 Mays Crossroads Rd

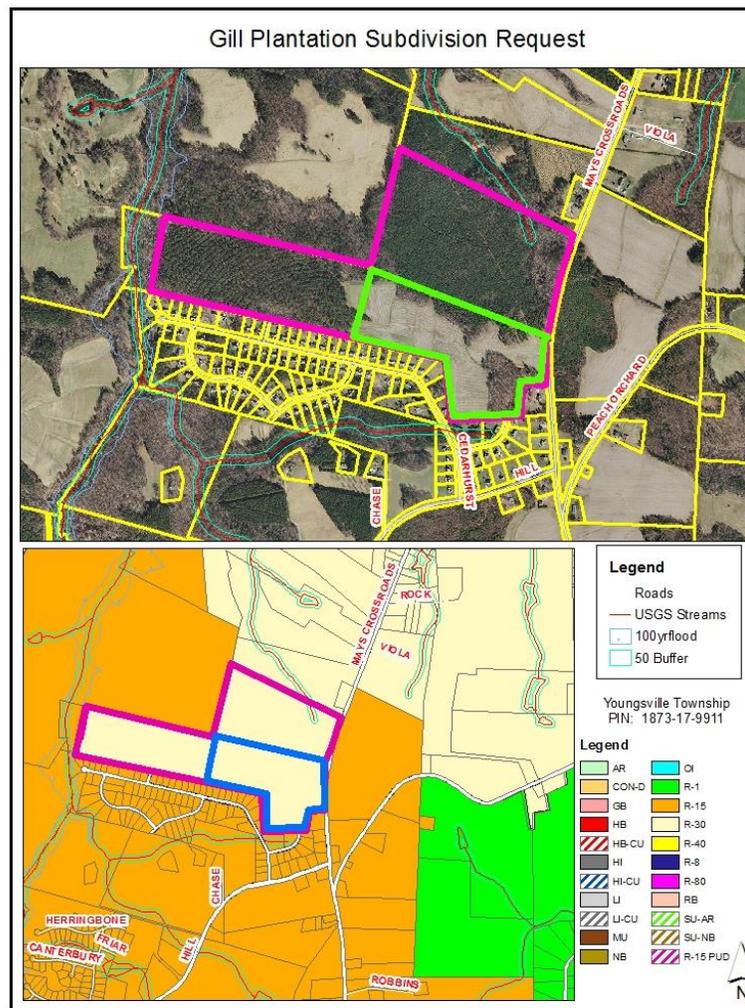
PETITIONER(S):

Name of Petitioner: Capital Land LLC
Address: 4412 Delta Lake Dr.
CityStateZip: Raleigh, NC 27612

OWNER

Name of Owner: Richard Braxton Gill, III
Address: 1524 Mays Crossroads Rd.
CityStateZip: Franklinton, NC 27525

LOCATION



ATTACHMENTS: Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Richard Braxton Gill, III	1873-17-9911	R-30	38.216
TOTAL			38.216 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 (Residential)	Vacant/Agricultural/Wooded
North	R-30 Residential	Residential/Wooded
South	R-15 Residential	Residential/Existing Cedar Creek West Subdivision
East	R-15 Residential	Agricultural/Open
West	R-15 Residential	Agricultural/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Gill Plantation Subdivision. This property is located on Mays Crossroads Rd. in Youngsville Township in the R-30 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 38.216 acres into 73 lots. The subdivision is designed to be served by a community water system and county sewer. There are 4.932 acres of dedicated open space in this development.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Office Institutional.

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

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

Transportation: The proposed subdivision is located off Mays Crossroads Rd. The 2015 average daily traffic count for Mays Crossroads Rd is 1,900 vehicles per day. Staff requests that the Planning Board consider requiring turn lanes for this subdivision.

Environmental Issues: 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: Louisburg Elementary, Terrell Lane Middle, and Louisburg 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 Gill Plantation Subdivision, located off Mays Crossroads Rd. in Youngsville Township for the subdivision of approximately 38.216 acres into 73 lots with the following conditions:

- Pursuant to Section 29-5 Streets (l) (5) Turning Lanes: Staff requests that the Planning Board consider requiring turn lanes for this subdivision.
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Water system approved by the NC Department of Environmental and Natural Resources. Developer shall provide as-builts for community water system.
- Community wells and 100 ft radius 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.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- Allocation of sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plat. 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 Tar-Pamlico stormwater Review approval. (As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices)
- 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: "These parcels are located within one (1) mile of an existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- 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.