



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – HOLMESTEAD PHASE 2 Subdivision 17-MAS-05 Tarboro Rd./Dukes Ln

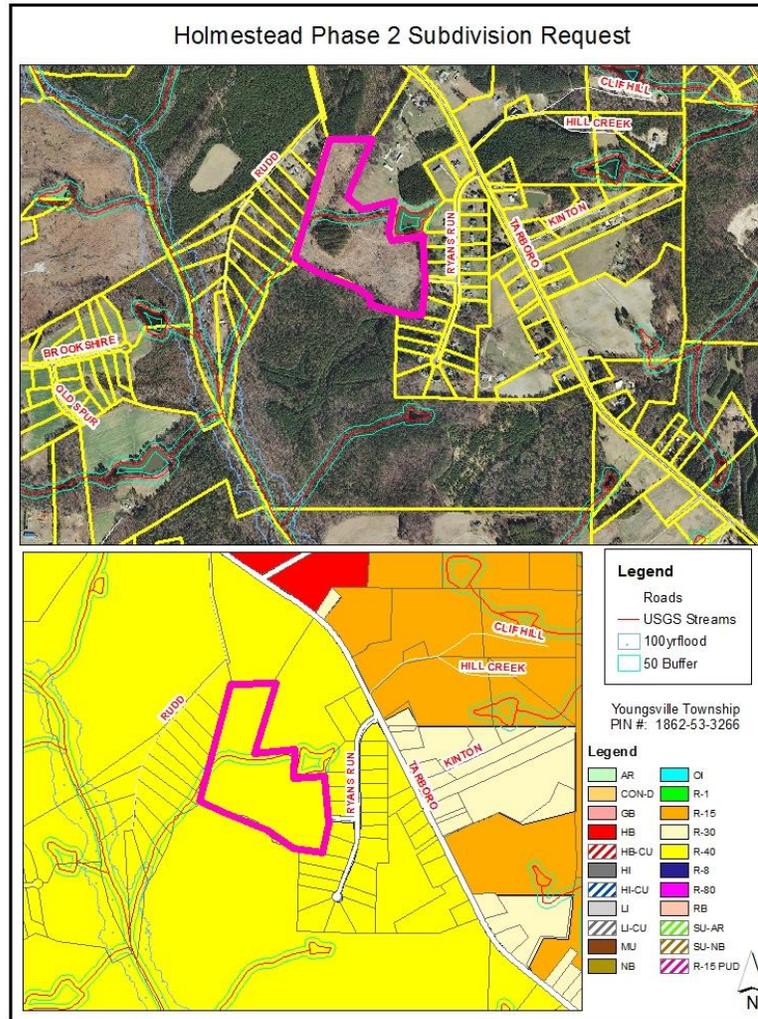
### DEVELOPER(S):

Name of Developer: Holmestead 2, LLC  
 Address: P.O. Box 12135  
 CityStateZip: - Raleigh, NC 27605

### OWNER

Name of Owner: Betty D Holmes  
 Address: 806 Tarboro Rd  
 CityStateZip: Youngsville, NC 27596

### LOCATION



### ATTACHMENTS:

Application  
 Preliminary Subdivision Plan

## PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Holmestead Subdivision Phase 2	1862-53-3266	R-40 Residential	27.966 Ac
<b>TOTAL</b>			<b>27.966 Acres</b>

## ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
<b>Subject Property</b>	R-40 Residential	Vacant
<b>North</b>	R-40 Residential	Vacant/Agricultural/Residential
<b>South</b>	R-40 Residential	Vacant/Wooded
<b>East</b>	R-40 Residential	Residential (Holmestead Subdivision Phase I)
<b>West</b>	R-40 Residential	Residential

## STAFF ANALYSIS

### PROJECT OVERVIEW

**Subdivision Request:** A *preliminary* plan has been submitted for Holmestead Subdivision Phase 2. This property is located off Tarboro Rd in Youngsville Township in the R-40 Residential (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 27.966 acres into 14 lots. The subdivision is designed to be served by private wells and septic systems.

### 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-40 Residential	40,000	125	50	20	50

**Water/Sewer Service:** The development is designed to be served by private wells and septic systems.

**Transportation:** The proposed subdivision is located off Tarboro Rd (SR 1100). The 2015 average daily traffic count for this section of Tarboro Rd is approximately 7,700 vehicles per day. The NC Department of Transportation (NCDOT) plans to conduct two-consecutive day traffic counts to determine if left turn lane construction is needed for this development.

**Environmental Issues:** This property is located in the WS II Watershed and Neuse River basin. The maximum impervious surface allowed per lot is 8,500 square feet. There are two streams with 100' riparian buffers on this property.

Comments from the Franklin County Health Department: Lot 22 soils area appears to be limited. Development of these lots without public sewer infrastructure may be difficult, depending on what site conditions are found during the site evaluation. These comments are based upon the information provided. Any comment or lack thereof does not guarantee issuance or denial of a septic permit for the property being reviewed. A site visit and evaluation by an Environmental Health Specialist must be conducted before final determination of a lot's suitability for a septic system can be made.

**Schools:** Youngsville 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 Holmestead Phase 2 Subdivision located off Tarboro Rd in Youngsville Township for the subdivision of a 27.966 acre parcel into 14 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 (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards (Left turn lane to be evaluated by two-consecutive day traffic count performed by NC DOT at this location.)
- 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.
- No off-site septic systems or easements.
- 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 approval and shall be constructed as part of the first phase.