



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL– Golden Ridge Subdivision 17-MAS-06 Mays Crossroads Rd.

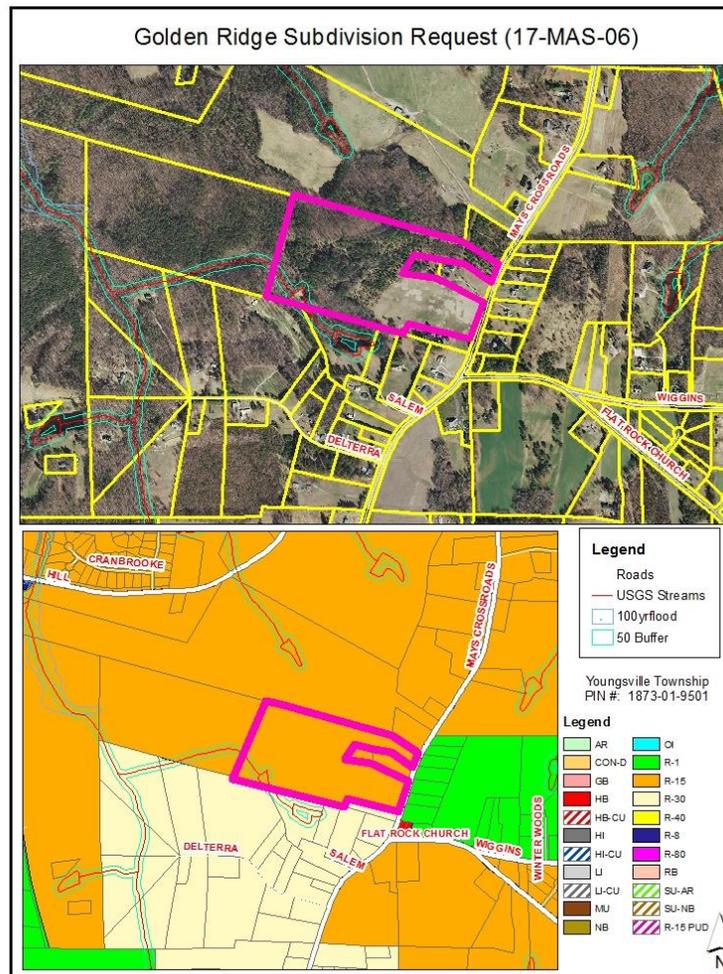
### PETITIONER(S):

Name of Petitioner: Mays Crossroads, LLC by FLM Engineering  
Address: 1151 Tarboro Rd  
CityStateZip: Youngsville, NC 27596

### OWNER

Name of Owner: JD & Louise Goldston  
Address: 13100 Creedmoor Rd  
CityStateZip: Raleigh, NC 27613

### LOCATION



### ATTACHMENTS:

Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
JD Jr. & Louise Goldston	1873-01-9501	R-15	35.65
<b>TOTAL</b>			<b>35.65</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Vacant/Agricultural/Wooded
<b>North</b>	R-15 Residential	Vacant/Agricultural/Wooded
<b>South</b>	R-30 Residential	Residential
<b>East</b>	R-1 Residential	Residential
<b>West</b>	R-15 Residential	Vacant/Wooded

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Golden Ridge Subdivision. This property is located on Mays Crossroads Rd. in Youngsville Township in the R-15 Residential Zoning District. The subject property is also located within the Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 35.65 acres into 77 lots with 8.51 acres of dedicated open space. The proposed average lot size is 12,175 sq. ft. The subdivision is designed to be served by County water and sewer. The developer is proposing a 10' landscape easement/buffer along Mays Crossroads Rd. to be maintained by the Homeowner's Association.

**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-15 (Residential)	15,000	80	30	10	25
R-15 Cluster (Residential)	10,000	50	20	10	15

**Water/Sewer Service:** The development is designed to be served by County water and sewer.

**Transportation:** The proposed subdivision is located off Mays Crossroads Rd. The 2015 average daily traffic count for this section of Mays Crossroads Rd is 1,900 vehicles per day.

**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:** Youngsville 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 Golden Ridge Subdivision, located off Mays Crossroads Rd. in Youngsville Township for the subdivision of approximately 35.65 acres into 77 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 DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit
- Installation of left-turn lane on Mays Crossroads Rd. (Pursuant to Section 29-5 Streets (I) (5) Turning Lanes
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportations maintained roads system.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase/s of subdivisions shall be incorporated into the NC DOT Secondary Road Maintenance Program prior to recording future phase/s of subdivision.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- Allocation of water and 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 the Board of Commissioner's 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. Normal agricultural operations may conflict with residential use. NC Law (General Statute Section 106-701) provides 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.