



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Freeman Property Subdivision 17-MAS-07 NC 96 HWY

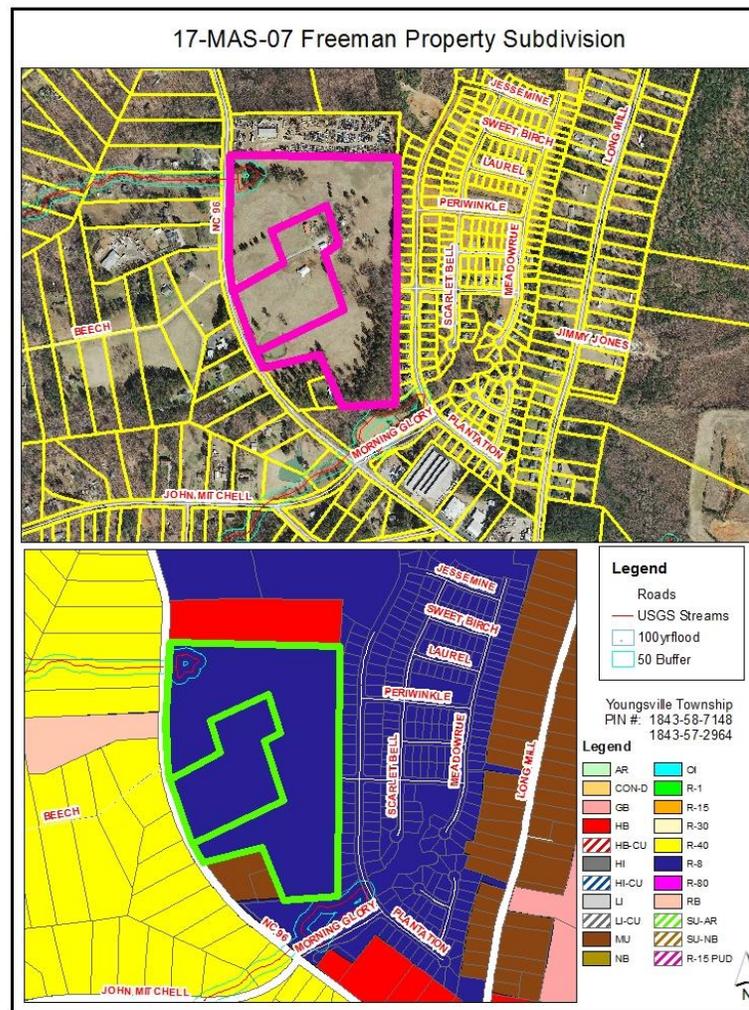
PETITIONER(S):

Name of Petitioner: Lawrence Homes Inc.
Address: 3192 Brassfield Rd.
CityStateZip: Creedmoor, NC 27522

OWNER

Name of Owner: Deborah Freeman
Address: 6018 NC 96 HWY
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Deborah Freeman	1843-58-7148	R-8	37.28
	1843-57-2964	R-8	12.98
TOTAL			49.16

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-8 Residential	Residential/Agricultural
North	HB	Stroud Salvage/Junk Yard
South	R-8	Residential (Winston Ridge Subdivision)
East	R-8 Residential	Residential (Winston Ridge Subdivision)
West	R-40 Residential	Residential (North Raleigh Farms Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Freeman Property Subdivision. This property is located at 6018 and 6040 NC 96 Hwy in Youngsville Township in the R-8 Residential Zoning District. The preliminary plan is for the subdivision of approximately 49.16 acres into 183 lots with 10.12 acres of dedicated open space. Twenty feet (20') of right-of-way is being dedicated by the developer to accommodate future widening of NC 96 Hwy as identified in the Franklin County Thoroughfare Plan. The proposed average lot size is 7,150 sq. ft. The subdivision is designed to be served by County water and sewer. In accordance with Section 29-8 Buffering, a 50' buffer strip is proposed along NC 96 Hwy. The developer is proposing a 25' landscape buffer along the north property line (Stroud Auto Salvage) and a 10' buffer along the east property line adjacent to Winston Ridge Subdivision. All open space and buffer areas are to be maintained by the Homeowner's Association.

PLANNING & ZONING

Land Use Plan: The Land Use Plan designates this property as Commercial. However, this request is supported by the current residential development patterns adjacent to the property and the recent rezoning approval of the property.

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-8 (Residential)	10,000	75	25	6	25
R-8 Cluster (Residential)	5,000	40	15	6	10

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

Transportation: The proposed subdivision is located off of NC 96 Hwy. The 2016 average daily traffic count for this section of NC 96 Hwy is 9,600 vehicles per day.

Environmental Issues: This property is located within the Neuse River Basin. Franklin County GIS maps indicate a small pond with riparian buffer in the northwest corner of the property.

Schools: Long Mill Elementary, Cedar Creek Middle, and Franklinton High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review the 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 Freeman Property Subdivision preliminary plan, located off NC 96 Hwy in Youngsville Township for the subdivision of approximately 49.16 acres into 183 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 NCDOT (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 improvements identified in the Traffic Impact Analysis prepared by FLM Engineering as required by NCDOT.
- Turn-lanes adjacent to the development shall be installed prior to recording the first phase.
- 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 Transportation's 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 NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the 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-percent (25%) 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.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices

- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Approval from COE/DWR for wetland impacts show.
- 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.