



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Highway 96 Subdivision 18-MAS-01 NC Hwy 96

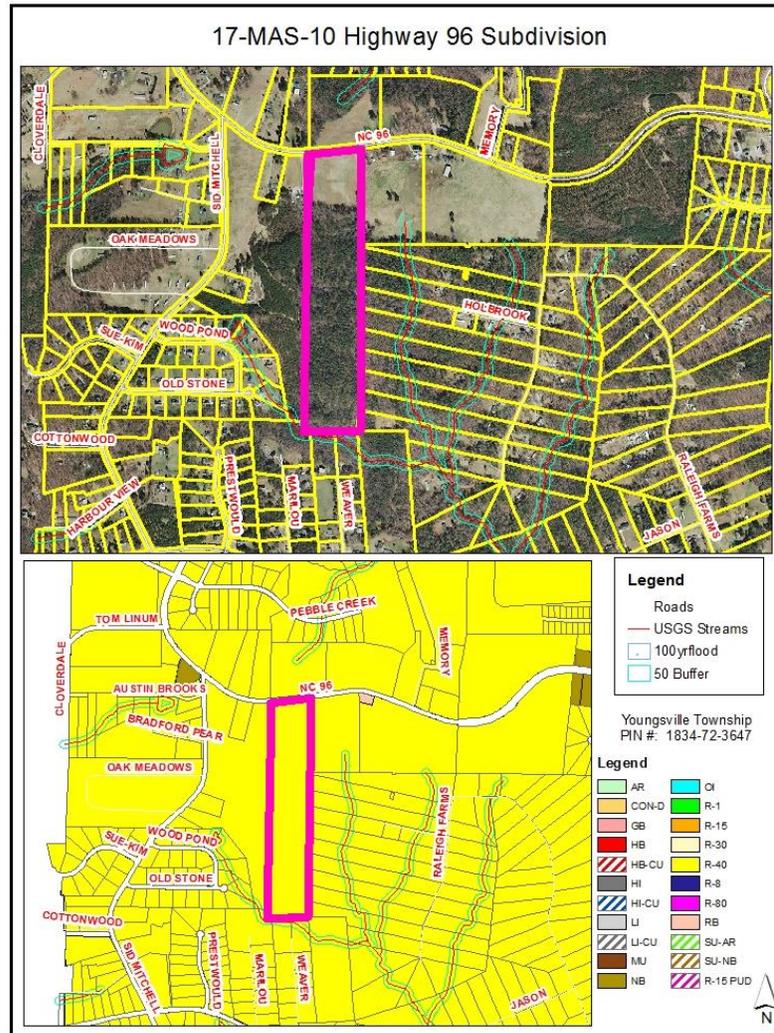
DEVELOPER(S):

Name of Developer: Holden Development, LLC
Address: P.O. Box 610
CityStateZip: - Youngsville, NC 27596

OWNER

Name of Owner: Barbara Bailey Fuller & Others
Address: 3820 Graham Sherron Rd.
CityStateZip: Wake Forest, NC 27587

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Barbara Bailey Fuller & Others	1834-72-3647	R-40 Residential	33.67
TOTAL			33.67 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant
North	R-40 Residential	Vacant/Agricultural/Residential
South	R-40 Residential	Residential
East	R-40 Residential	Residential (North Raleigh Farms Subdivision)
West	R-40 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Highway 96 Subdivision. This property is located off NC 96 Hwy in Youngsville Township in the R-40 Residential (WS IV Watershed) District. The preliminary plan is for the subdivision of approximately 33.67 acres into 28 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 Agriculture 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 NC 96 Hwy. The 2016 average daily traffic count for this section of NC 96 Hwy is approximately 4,800 vehicles per day.

Environmental Issues: The southern half of this property is located in the WS IV Falls Watershed and Neuse River basin. The maximum impervious surface allowed within this area is 12%.

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 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 Highway 96 Subdivision located off NC Hwy 96 in Youngsville Township for the subdivision of a 33.67 acre parcel into 28 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- 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 shall be installed prior to recording the first phase
- 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.
- 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.
- 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.
- 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.

- Access to Stormwater BMP between lots 13 and 14 shown on preliminary plan shall be designed as an individual parcel of land on Final Plat. Stormwater BMP shall be located on separate parcel outside of lot 14.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: 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 with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.