



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Woodlief Subdivision 18-MAS-03 Long Mill Rd.

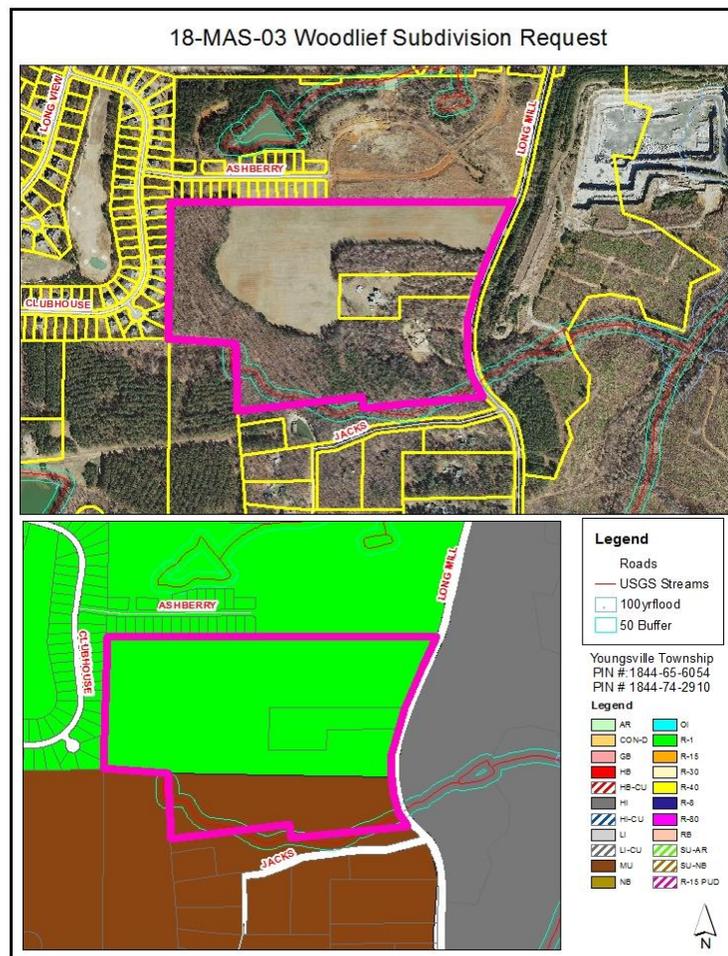
PETITIONER(S):

Name of Petitioner: Greenpoint LLC
Address: 7201 Creedmoor Rd Suite 140
CityStateZip: Raleigh, NC 27613

OWNER

Name of Owner: Andy & Crystal Woodlief
Address: 1292 Long Mill Rd
CityStateZip: Youngsville, NC 27596

LOCATION



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Andy & Crystal Woodlief	1844-65-6054	R-1& MU	60.59
	1844-74-2910	R-1	5.00
TOTAL			65.59

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1 Residential MU Mixed Use	Residential/Agricultural
North	R-1 Residential	Residential (Ashebury Subdivision)
South	MU Mixed Use	Residential (Meadow Lake Subdivision)
East	HI Heavy Industrial	Martin Marietta Materials INC
West	R-1 Residential	Residential (Olde Liberty Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Woodlief Subdivision. This property is located at 1292 and 1352 Long Mill Rd. in Youngsville Township in the R-1 Residential Zoning and Mixed Use District. The preliminary plan is for the subdivision of approximately 65.59 acres into 156 lots with 15.92 acres of dedicated open space. The proposed average lot size is 11,307 sq. ft. The subdivision is designed to be served by County Water and Sewer. All open space and buffer areas are to be maintained by the Homeowner’s Association.

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-1 (Residential)	30,000	100	30	10	25
MU (Mixed Use)	20,000	75	25	10	20
R-1 Cluster (Residential)	10,000	65	20	10	15
MU (Mixed Use)	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 Long Mill Rd. The 2017 average daily traffic count for this section of Long Mill Rd is approximately 3,500 vehicles per day.

Environmental Issues: The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and approved by Appian Consulting Engineers.

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 Woodlief Subdivision preliminary plan, located off Long Mill Rd. in Youngsville Township for the subdivision of approximately 65.59 acres into 156 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
- The following improvements at NC 96 Hwy and Long Mill Road identified in the Traffic Impact Analysis prepared by Timmons Group shall be installed prior to recording the first phase:
 1. 100-foot northbound left turn lane (with appropriate taper)
 2. 100-foot southbound left turn lane (with appropriate taper)
 3. Signalization of intersection at NC 96 Hwy and Long Mill Road
- Installation of all other improvements as required by NCDOT and Congestion Management.
- Left-turn lane frontage improvement 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.
- 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
- Approval from COE/DWR for wetland impacts shown.
- 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 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.