



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Woodland Park Subdivision 18-MAS-06 Tom Wright Rd.

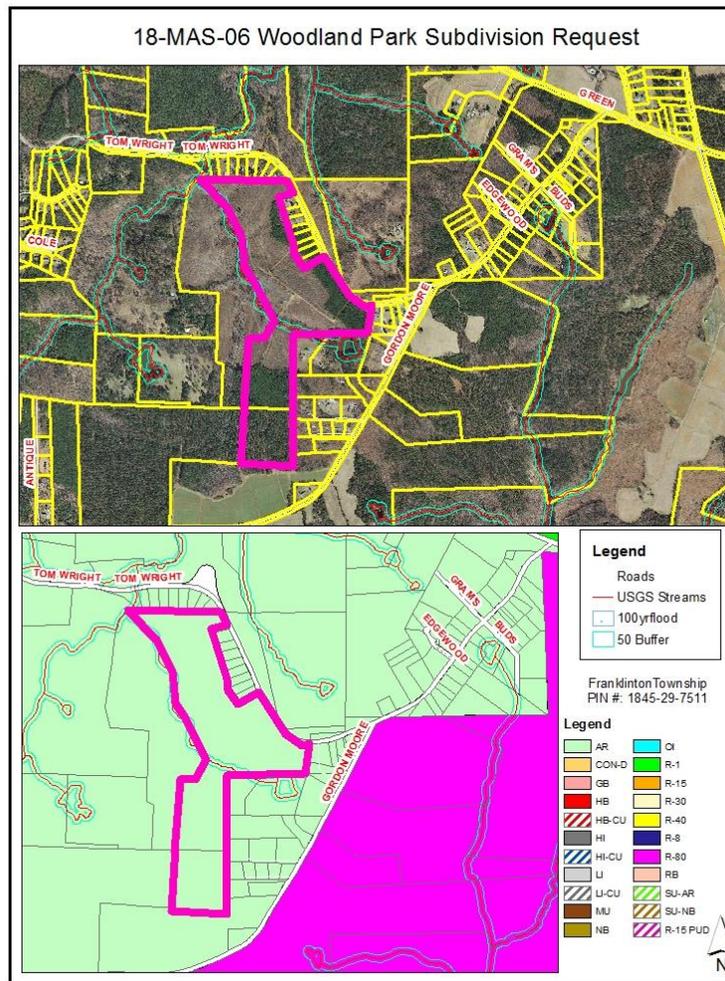
PETITIONER(S):

Name of Petitioner: Puckett Surveyors, PLLC,
Preston Royster, PE
Address: 1555 NC 56 Suite 2
CityStateZip: Creedmoor, NC 27522

OWNER

Name of Owner: Julianna O. Wright
Address: 10931 Strickland Rd. Ste 111
CityStateZip: Raleigh, NC 27615

LOCATION



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Julianna O. Wright	1845-29-6497 1845-17-6079	AR	96.298
TOTAL			96.298

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	AR Agricultural-Residential	Agricultural
North	AR Agricultural-Residential	Residential (White Oak Subdivision)
South	AR Agricultural-Residential	Residential
East	AR Agricultural-Residential	Residential
West	AR Agricultural-Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Woodland Park Subdivision. This property is located on Tom Wright Rd. in Franklinton Township in the AR Agriculture/ Residential Zoning District. The preliminary plan is for the subdivision of approximately 96.298 acres into 80 lots. The proposed average lot size is 48,269 sq. ft. The subdivision is designed to be served by individual well and septic.

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> AR (Agricultural/ Residential)	30,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by individual well and septic.

Transportation: The proposed subdivision is located off Tom Wright Rd. Tom Wright Rd is located near NC 56 West which NCDOT estimates the average daily count to be approximately 6300 vehicles per day. The 2016 average daily traffic count for the proposed section of Tom Wright Rd is approximately 770 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: Franklinton Elementary, Franklinton 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 Woodland Park Subdivision preliminary plan, located off Tom Wright Rd. in Franklinton Township for the subdivision of approximately 96.298 acres into 80 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 all other improvements as required by NCDOT and Congestion Management.
- Pursuant to Section 29-5 Streets (I) (5) Turning Lanes: Staff requests that the Planning Board consider requiring turn lanes for this subdivision. Left-turn lane 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.
- Approval from COE/DWR for wetland impacts shown.
- NCDEQ DWR conformation and authorization to impact riparian buffers.
- No off-site septic systems or easements.
- Homeowners Association (HOA) will be responsible for maintenance of all open space, landscape buffers, and drainage easements.
- 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.

- 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.