



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Parkers Gate Subdivision 18-MAS-08 US 401 Hwy

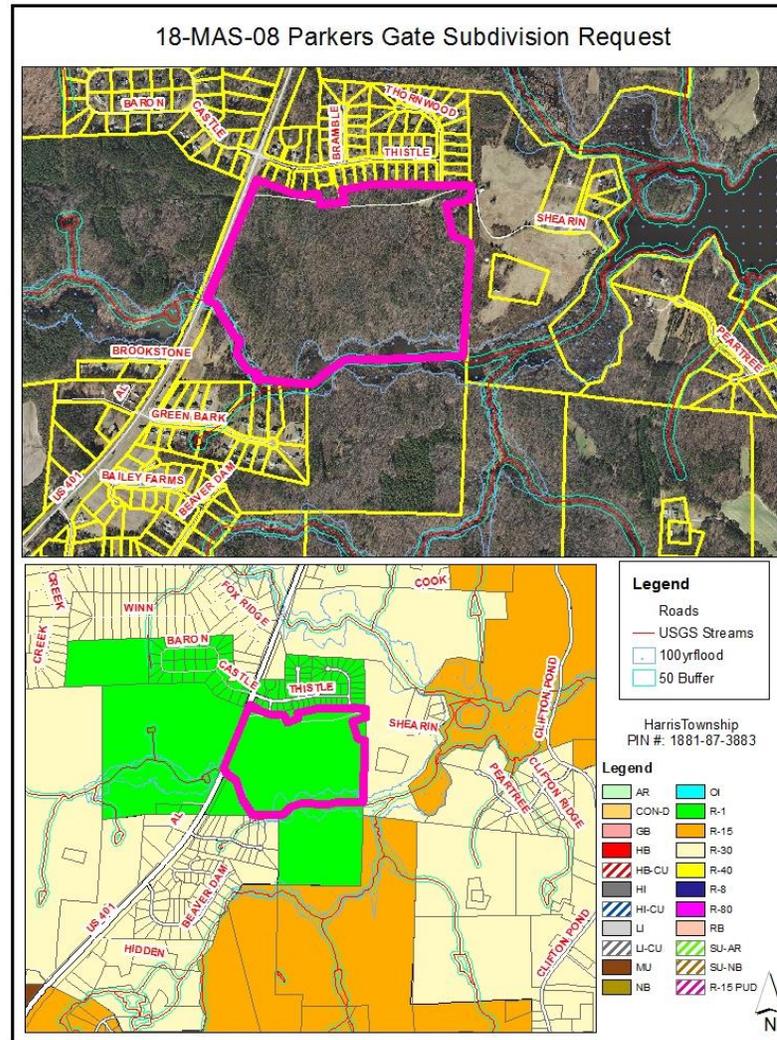
DEVELOPER(S):

Name of Developer: Crosswind Development, Inc
Address: 1696 Hayes Rd
CityStateZip: Creedmoor, NC 27522

OWNER

Name of Owner: Same
Address:
CityStateZip:

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Crosswind Development, Inc	1881-87-3883	R-1	97.315
TOTAL			97.315 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1 Residential	Vacant/Wooded
North	R-1 Residential	Residential (Sweetbriar Subdivision)
South	R-30 Residential	Residential (Woodlake and Bailey Farms Subdivision)
East	R-30 Residential	Residential
West	R-1 Residential	Vacant/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Parkers Gate Subdivision. This property is located off US 401 Hwy in Harris Township in the R-1 Residential Zoning District. The preliminary plan is for the subdivision of approximately 97.315 acres into 49 lots. The average lot size in this subdivision is 1.792 acres with 19.513 acres of dedicated open space. The subdivision is designed to be served by a community water system and private/individual septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low-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-1 Residential	30,000	100	30	10	25
R-1 Residential (Cluster)	20,000	75	25	10	20

Water/Sewer Service: The development is designed to be served by a community well/water system and private/individual septic systems.

Transportation: The proposed subdivision is located off US 401 Hwy. The 2016 average daily traffic count for this section of US 401 Hwy is approximately 10,000 vehicles per day.

Environmental Issues: This property is located in the Tar/Pamlico River basin.

Schools: Royal Elementary, Bunn Middle, and Bunn 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 Parkers Gate Subdivision located off US 401 Hwy in Harris Township for the subdivision of a 97.315-acre parcel into 49 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- All wetlands shall be delineated prior to Final Plat 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 NCDOT standards
- Approved NCDOT Driveway Permit
- Turn lanes 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.
- Stub road to Manners property PIN; 1891-08-1786 shall be constructed/built to the property line and dedicated as Type III Public R/W.
- Future street must be constructed within Sweetbriar subdivision to provide the required connection with Parkers Gate.
- Developer shall provide a minimum of one separate/individual strip of land for access to open space.
- 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.
- Community wells and 100' radius for Sweetbriar Subdivision and Parkers Gate Subdivision shall be reflected on final plat. Setbacks from the well must be maintained. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- Developer must provide final approval of community water system/well from the Division of Water Quality, NC Department of Environmental, Natural Resources.
- 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.
- 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 Airport Height Overlay District. The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone – AHOC and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL.
- 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.