



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Ballinger Farms Phase 2 18-MAS-09 John Mitchell Rd

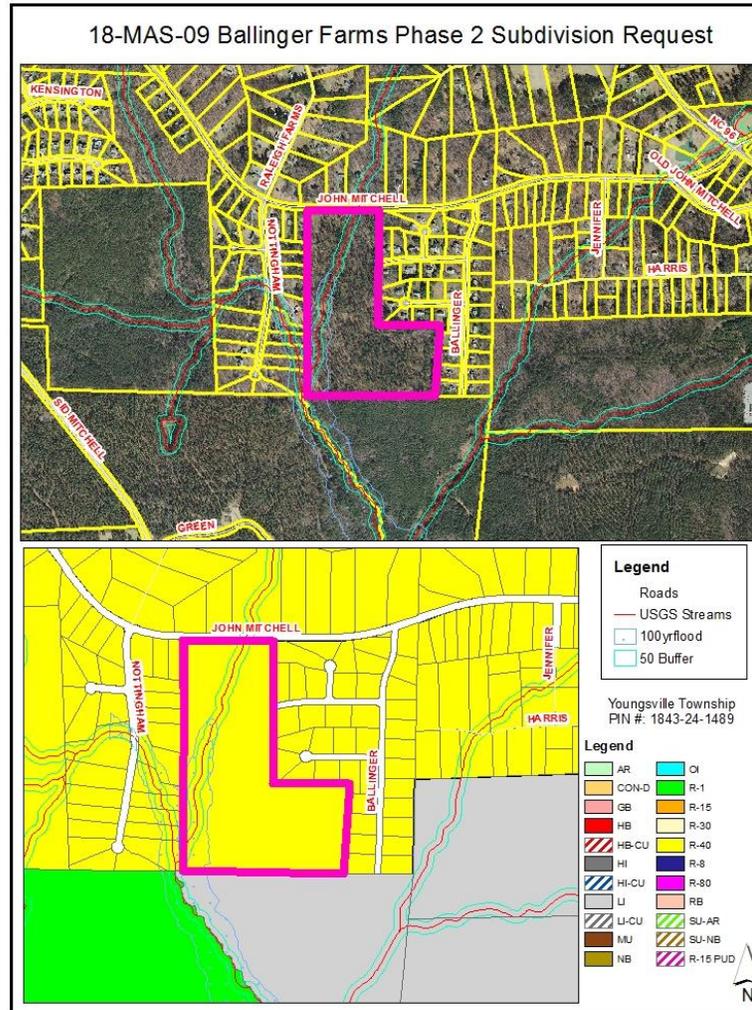
DEVELOPER(S):

Name of Developer: Grand Manor Homes
Address: 1151 Tarboro Rd
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: Daniel & Kristie Ward
Address: 5540 Gregg St
CityStateZip: Fernandina Beach, FL 32034

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Daniel & Kristie Ward	1843-24-1489	R-40 Residential	41.80
TOTAL			41.80 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant/Wooded
North	R-40 Residential	Residential (North Raleigh Farms Subdivision)
South	LI Light Industrial	Vacant/Wooded
East	R-40 Residential	Residential (Ballinger Farms Subdivision Phase I)
West	R-40 Residential	Residential (Sherwood Forest Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Ballinger Farms Phase 2 Subdivision. This property is located off John Mitchell Rd in Youngsville Township in the R-40 Residential District. The preliminary plan is for the subdivision of approximately 41.80 acres into 30 lots. The average lot size in this subdivision is 0.881 acres with 12.26 acres of dedicated open space. The subdivision is designed to be served by County water 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-40 Residential	40,000	125	50	20	50
R-40 Residential (Cluster)	30,000	75	35	10	30

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

Transportation: The proposed subdivision is located off John Mitchell Rd (SR 1140).

Environmental Issues: The proposed subdivision is located within the Falls Watershed and Neuse River basin. There is a stream with riparian buffer and 100-year floodplain located within the proposed 12.26 acres of open space.

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 Ballinger Farms Subdivision Phase 2 located off John Mitchell Rd in Youngsville Township for the subdivision of a 41.80-acre parcel into 30 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 NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- Developer must provide final approval of community water system/well from the Division of Water Quality, NC Department of Environmental, Natural Resources
- All road designs and entrances must meet NC DOT standards
- Approved NCDOT Driveway Permit
- 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.
- 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.
- 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

- Private road maintenance agreement shall be recorded for the proposed private street serving lots 67, 68, and 69. This street shall be constructed to Type III NCDOT standards and certified by an engineer.
- 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.
- 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.