



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL– Gill Farms Phase 2 & 3 18-MAS-12 Mays Crossroads Rd

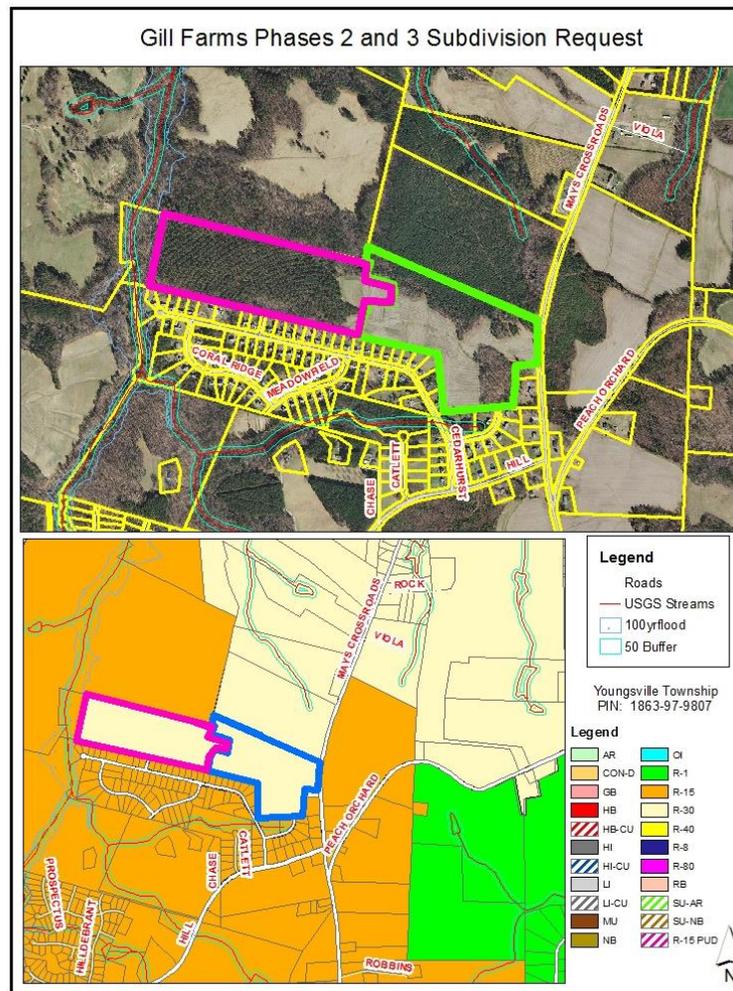
PETITIONER(S):

Name of Petitioner: FLM Engineering
Address: 8218 Creedmoor Rd #201
CityStateZip: Raleigh, NC 27613

OWNER

Name of Owner: Richard Braxton Gill, III
Address: 1524 Mays Crossroads Rd.
CityStateZip: Franklinton, NC 27525

LOCATION



ATTACHMENTS: Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Richard Braxton Gill, III	1873-97-9807	R-30	40.7
TOTAL			40.7 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 (Residential)	Vacant/Agricultural/Wooded
North	R-30 Residential	Residential/Wooded
South	R-15 Residential	Residential/Existing Cedar Creek West Subdivision
East	R-15 Residential	Agricultural/Open
West	R-15 Residential	Agricultural/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Gill Farm Subdivision Phases 2 & 3. This property is located on Mays Crossroads Rd. in Youngsville Township in the R-30 Residential Zoning District. The subject property is also located within a Voluntary Agricultural District. The preliminary plan is for the subdivision of approximately 40.7 acres into 74 lots. The subdivision is designed to be served by County water and sewer. There are 8.59 acres of dedicated open space in this development. The 73-lot preliminary plan for Gill Farm Phase 1, was approved by the Planning Board on July 11, 2017.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Office Institutional.

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-30 Residential	20,000	75	25	10	20

Water/Sewer Service: The development is designed to be served by County water and sewer.

Transportation: The proposed subdivision is located off Mays Crossroads Rd (SR 1105). The 2016 average daily traffic count for Mays Crossroads Rd is 3,100 vehicles per day. A left-turn lane is required as a condition of approval for Gill Farm Phase 1. Additional improvements will be required as conditions of approval for Phases 2 and 3.

Environmental Issues: The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

Schools: Louisburg Elementary, Terrell Lane Middle, and Louisburg 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 Gill Farm Subdivision Phase 2 & 3, located off Mays Crossroads Rd. in Youngsville Township for the subdivision of approximately 40.7 acres into 74 lots with the following conditions:

- Left-turn lane frontage improvement shall be installed prior to recording the 50th lot of the first phase.
- Installation of all improvements identified within the Traffic Impact Analysis prepared by FLM Engineering as required by NC DOT and Congestion Management.
- Mays Crossroads Road and NC Hwy 56 Intersection:
 - Construct a dedicated left-turn lane on the northbound approach with a full-width storage of 50 feet and adequate taper.
- The street right-of-way shall be constructed within Cedar Creek West subdivision to provide the required connectivity with Gill Farm Phase 2 & 3 to Cedarhurst Ln.
- Sedimentation and erosion control plan approval.
- Approval from NCDEQ for all stream crossings and impacts to riparian buffers is required prior to recording the final plat.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approved NC DOT driveway permit.
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- 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 (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- 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.

- Final Tar-Pamlico stormwater Review approval.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation and Maintenance Plan and Legal O & M Agreement for each stormwater control shall be submitted and recorded with the final plat.
- Receipt of the Mitigation Credit Transfer Certificate.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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.
- The following statement shall be on the final plat: "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.
- 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, open space, and drainage easements.
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.