



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Legacy Subdivision Request 19-MAS-05 Hicks Road, Bert Winston Road, Fleming Road

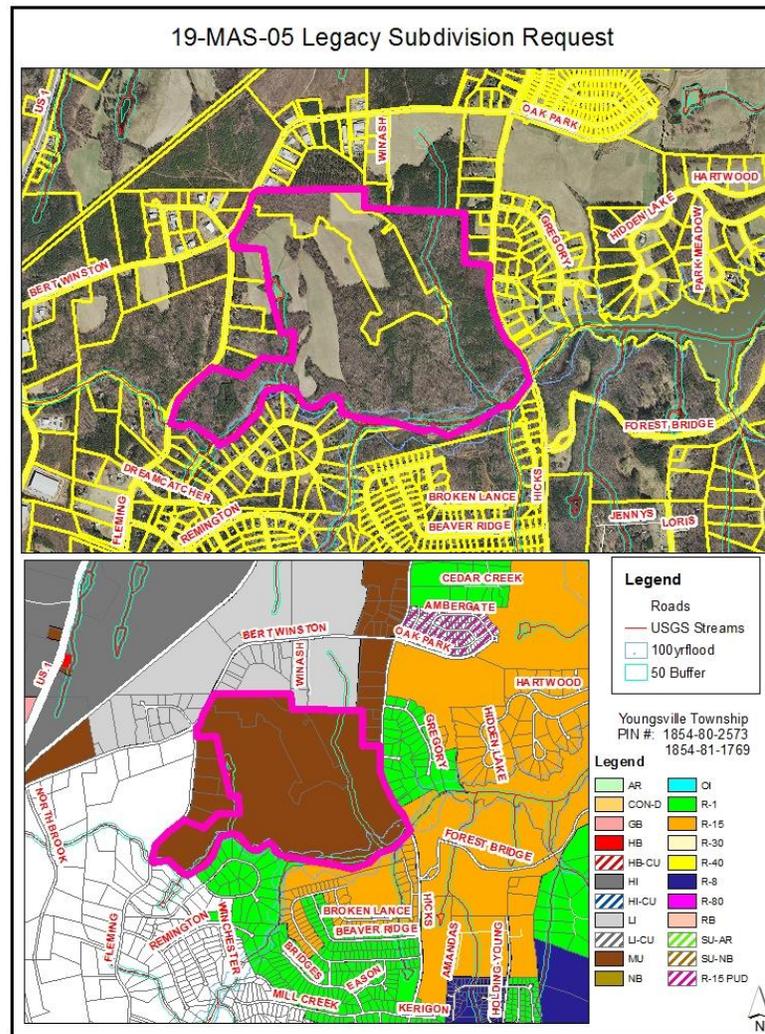
**PETITIONER(S):**

Name of Petitioner: Trinity Group Investments  
Address: 28 Hayes Way  
CityStateZip: Franklinton, NC 27525

**OWNER**

Name of Owner: Same  
Address:  
CityStateZip:

**LOCATION:**



**ATTACHMENTS:**

Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Trinity Group Investments	1854-80-2573 1854-81-1769	MU	298.35
<b>TOTAL</b>			<b>298.35</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	MU	Vacant/Agricultural
<b>North</b>	LI	Industrial
<b>South</b>	R-1/R-15 Residential	Residential Subdivision
<b>East</b>	R-15	Residential (Oak Park Subdivision)
<b>West</b>	Town of Youngsville ETJ	Vacant

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A revised preliminary plan has been submitted for Legacy Subdivision. The proposed subdivision is located off Hicks Rd., Bert Winston Rd., and Fleming Rd. in Youngsville Township in the Mixed Use (MU) Zoning District. The preliminary plan is for the subdivision of an approximately 298.35-acre tract into 595 lots with 97.8-acres of dedicated open space. The 97.8-acres of open space is primarily made up of stormwater control devices, riparian buffers and 100-year flood plains. The subdivision is designed to be served by County water and sewer.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Mixed Use.

**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> MU (Cluster)	10,000	50	25	10	15

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

**Transportation:** The proposed subdivision is located off Hicks Rd., Bert Winston Rd., and Fleming Rd.

**Environmental Issues:** There are streams with riparian buffers that run through the property. There is 100-year flood plain along the southern property boundary. This property is located within the Tar-Pamlico River basin.

**Schools:** Franklinton 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 revised preliminary plan for Legacy Subdivision located between Hicks Rd, Bert Winston Rd., and Fleming Rd. in Youngsville Township for the subdivision of approximately 298.35-acre parcel into 595 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- All on-site and off-site improvements including but not limited to the following:

### Developer Improvements:

#### **Phase 1**

Approval for 1 Full Access Driveway to Bert Winston Road

- Construction of an exclusive eastbound right-turn lane shall be required, providing a minimum 100' of full storage with appropriate deceleration length and transitional taper.
- **Prior to recording of the 135<sup>TH</sup> Lot**, the developer shall have the following off-site improvements in place and operational:
  - 1) Construction of a half superstreet at US 1/Bert Winston Road consisting of the following roadway improvements:
    - A) Modification of the westbound approach of Bert Winston Road to provide dual right-turn lanes providing a minimum 75' of full storage for the outside right-turn lane with appropriate deceleration length and transitional taper, and maximizing storage for the inside right-turn lane.
    - B) Construction of channelization to direct all traffic to right-turns only on this approach.
    - C) Signal modifications will be required to accommodate the new intersection configuration.
    - D) Construction of a dual northbound u-turn lanes on US 1, approximately 850' north of the intersection of US 1/Bert Winston Road, providing a minimum 250' each of full storage with appropriate deceleration length and transitional taper. Construction of a u-turn bulb on the southbound side of US 1 will be required to accommodate the dual u-turn movements.
    - E) This median break shall be signalized.

#### **Phase 2**

Approval for 1 Full Access Driveway to Hicks Road opposite of Allenbrooke Lane.

- Construction of a northbound left-turn lane shall be required providing a minimum 100' of full storage with appropriate deceleration length and transitional taper.
- Construction of a southbound left-turn lane for Allenbrooke Lane. This should provide a minimal amount of storage length with appropriate deceleration length and transitional taper.
- **Prior to recording of the 201<sup>st</sup> Lot**, the following offsite improvements shall be constructed and operational:
  - 1) Construction of an Eastbound left-turn lane on Tarboro Road at Cedar Creek Road, providing a minimum 175' of full storage with appropriate deceleration length and transitional taper

- 2) Construction of a southbound right-turn lane on Cedar Creek Road at Tarboro Road providing a minimum 100' of full storage with appropriate deceleration length and transitional taper.
- 3) Signal modification will be required at this intersection.

### **Phase 3**

Approval for one Full Access Driveway to Fleming Road. No roadway improvements will be required for this driveway access. Attachment can be made at any time during buildout.

- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) – all road designs and entrances must meet NCDOT 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 phases(s) of the subdivision.
- All stub roads/streets shall be built to the adjoining property line.
- Mail kiosk for lots 260-293 shall be constructed in the area that is labeled Potential Mail Kiosk Area prior to recording the final plat.
- 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.
- 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- All utility easements shall be extended/constructed to the property line.
- An easement will be required for temporary turnaround on the adjacent parcel 004335.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. 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.
- Final Tar-Pamlico stormwater management approval.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.

- 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.
- Approval from COE/DWR for wetland impacts shown.
- All 20' sanitary sewer easements shall serve jointly for access and maintenance of open space.
- 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, drainage easements, and open space
  - Street lighting plan
  - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.