



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Farmington Oaks Subdivision Phase 3 Revised 19-MAS-10 Hill Rd

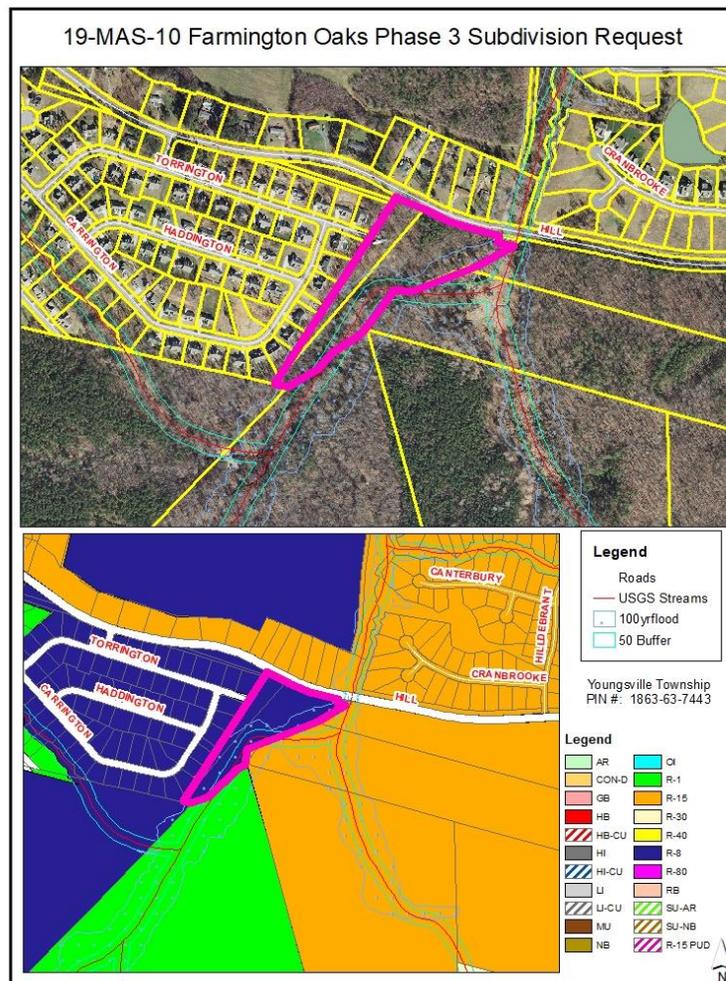
DEVELOPER(S):

Name of Developer: LGI Homes NC LLC
Address: 6500 Creedmoor Rd, Suite 212
CityStateZip: Raleigh, NC 27613

OWNER

Name of Owner: Same
Address:
CityStateZip:

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
LGI Homes NC LLC	1863-63-7443	R-8 Residential	8.23
TOTAL			8.23 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-8 Residential	Vacant/Wooded
North	R-15 Residential	Residential (Future Site of Hillcrest Subdivision)
South	R-1 Residential	Vacant/Wooded (Future Site of Westra Subdivision)
East	R-15 Residential	Vacant/Wooded
West	R-8 Residential	Residential (Farmington Oaks Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Farmington Oaks Phase 3 Subdivision. This property is located off Hill Rd in Youngsville Township in the R-8 Residential District. The preliminary plan is for the subdivision of approximately 8.23 acres into 11 lots. The average lot size in this subdivision is 0.194 acres with 5.14 acres of dedicated open space. 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 Low-Medium 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-8 Residential	5,000	40	15	6	10

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

Transportation: The proposed subdivision is located off Hill Rd (SR 1113). The average daily traffic along this section of Hill Rd is approximately 2300 vehicles per day.

Environmental Issues: The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.

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 preliminary plan for Farmington Oaks Subdivision Phase 3 located off Hill Rd in Youngsville Township for the subdivision of an 8.23-acre parcel into 11 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 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.
- Approved NC DOT Driveway Permit
- Allocation of water and sewer shall be approved by the Board of County Commissioners prior to the expiration of the preliminary plat and prior to any water meters being set. All System Development Fees need to be paid prior to recording of the plat to the Public Utilities Office in the form of cash, credit card, or check.
- Final Tar-Pamlico stormwater Review approval.
- A note shall be placed on the final plat stating that the 20' Sanitary Sewer and Open Space Access Easement will serve as Future Greenway.
- 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.
- Provide a letter of approval/acceptance for the Mail Kiosk from the Post Office.

- 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 and NC DOT approval.